

3800 Laverne Avenue North
Lake Elmo, MN 55042

(651) 747-3900
www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, June 30, 2014 at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. June 23, 2014
4. Public Hearing
 - a. EASTON VILLAGE – PRELIMINARY PLAT. The Planning Commission is being asked to review a Preliminary Plat request from Easton Village, LLC for a proposed 217-unit single family residential subdivision located in the eastern portion of the Village Planning Area along Manning Avenue North (CSAH 15) and South of the Union Pacific railway line. PIDs for the affected parcels are 13.029.21.42.0001, 13. 029.21.41.0001, 13.029.21.14.0002, and 13.029.21.13.0001.
 - b. VILLAGE PRESERVE – PRELIMINARY PLAT. The Planning Commission is being asked to review a Preliminary Plat request from GWSA Land Development, LLC for a proposed 97-unit single family residential subdivision located in the northern portion of the Village Planning Area immediately east of Lake Elmo Avenue North (CSAH 17). PID for the affected parcel is 12.029.21.33.0001.
 - c. COMPREHENSIVE PLAN AMENDMENT – HOLLIDAY PROPERTY. The Planning Commission is being asked to consider a request from GWSA Land Development, LLC for a Comprehensive Plan Amendment to change the land use guidance for a property from Rural Area Development (RAD) to Village Urban Low Density Residential (V-LDR). The Comprehensive Plan Amendment is being submitted in conjunction with a Sketch Plan for a proposed single family residential subdivision in the southeastern portion of the Village Area along Manning Avenue North (CSAH 15) and immediately north of 30th Street to be called Village Preserve South. PID for the affected parcel is 13.029.21.44.0002.
5. Business Items
 - a. VILLAGE PRESERVE SOUTH - SKETCH PLAN REVIEW. The Planning Commission is being asked to review a Sketch Plan submitted by GWSA Land

Development, LLC for a proposed 104-unit single family residential subdivision in the southeastern portion of the Village Planning Area (PIDs: 13.029.21.43.0004 and 13.029.21.44.0002)

6. Updates

- a. City Council Updates – None
- b. Staff Updates
 - i. Upcoming Meetings:
 - July 14, 2014
 - July 28, 2014
 - August 11, 2014
- c. Commission Concerns

7. Adjourn



**City of Lake Elmo
Planning Commission Meeting
Minutes of June 23, 2014**

Chairman Williams called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Williams, Dodson, Kreimer, Larson, Haggard, Dorschner, and Lundgren.

COMMISSIONERS ABSENT: Morreale.

STAFF PRESENT: Community Development Director Klatt and City Planner Johnson.

Approve Agenda:

The agenda was accepted as presented.

Approve Minutes: June 9, 2014

M/S/P: Dorschner/Dodson move to approve the minutes as presented, **Vote: 6-0**, ***motion carried*** with Haggard not voting.

Public Hearing: Hunter's Crossing Preliminary Plat-Ryland Group

Klatt started his presentation of the Preliminary Plat for a 51 single family lot development located on the present site of Country Air Golf Facility. To provide background of the site, Klatt highlighted the location of existing gravity sewer main on the site. He noted that water is being extended to the site via a project set to be completed later in 2014. Moving on, Klatt noted that the proposed subdivision is consistent with the Comprehensive Plan and the LDR – Urban Low Density Residential zoning district.

Klatt presented the Preliminary Plat, showing the general lot layouts. In addition, he highlighted the grading plan and stormwater plan, noting that the applicants are proposing to use an iron filtration system. The storm water plan must be approved by the Valley Branch Watershed District. Klatt also presented the preliminary landscape plan.

Staff is recommending approval of the Preliminary Plat application subject to 13 conditions of approval.

Dodson asked staff about the review comment from Washington County related to a concern about traffic noise. Klatt noted that the County will always provide review comments when lots back up to a County road. He noted that the landscape plan does include screening and landscaping in those areas. Dodson asked about the shoulder of Lake Elmo Ave.

Haggard asked about required screening for the property to the east, which is guided for Business Park development. Klatt noted that screening is required for higher intensity uses next to lower intensity uses. Also, staff has been communicating an expectation that both properties include some level of screening or buffering. Haggard asked about the landscaping requirements for 5th St. Klatt noted that the portion of 5th St. in this area will have to meet City standards to be an accepted public improvement.

Kreimer asked why a trail is not planned for Lake Elmo Ave. Klatt noted that there may not be a lot of future opportunities without a larger project coming forward, likely from Washington County. Kreimer asked if the applicant is required to construct 5th Street to the adjacent property to the east. Klatt noted that they are required to do so. Kreimer asked about the iron filtration system being proposed for the storm water facilities. Klatt noted that these systems are typically used in areas that have less suitable soils for infiltration.

Dorschner asked if the 5th Street alignment is acceptable to the property owner to the east. Klatt noted that the applicant has engaged this landowner and the alignment is acceptable. Dorschner asked how the phasing of 5th Street will occur as it is being constructed in different areas. Klatt noted that the City has developed a typical section for 5th St., and the Engineer is reviewing all plans for consistency with the 5th St. design.

Williams asked about the trail extending to the southeast, if it was eligible for parkland dedication. Klatt noted that the trail would be public and the land that the trail is located on is eligible for parkland dedication.

Tracey Rust, Ryland Homes, gave a general overview of Ryland's goals with the project. She noted that they intend to purchase the property and begin construction in 2014. As they are intending to have 5th Street be a public project that will likely occur in 2015. Rust also gave further detail regarding the stormwater management plan.

Commissioner Dodson asked about the ownership of Outlot B now that the stormwater facilities have been removed. Rust said they are still working on that, but it would likely be owned by the HOA.

Dorschner asked if the entire site is going to be mass graded and inquired about the phasing. Rust referenced the plans regarding the phasing. They would start to the North and continue as 5th Street is completed.

Public Hearing opened at 7:51 pm.

Linda Anderson, 275 Lake Elmo Ave. N., She noted her concern about the lack of improved shoulders on Lake Elmo Ave. The buffering to the north could be improved. She noted that her greatest concern is the highway speeds and lack of shoulder on Lake Elmo Ave. N.

Becky Gernes, 10950 3rd Street Place, she is concerned about the temporary access that will exist directly across the street from the Forest neighborhood.

No written comments were received.

Public Hearing closed at 7:56pm

Williams asked staff to address the question of Ms. Gernes. Klatt noted that the temporary access is acceptable to Washington County, as long as the number of units utilizing the temporary access does not exceed 25. There is an existing right-turn lane, and the access is used to serve the golf practice facility on that site. Haggard asked who determines what access is acceptable, and the longevity of the access. Klatt noted that the County and City work together.

Dodson asked what would happen if the applicant is not able to construct the 5th Street minor collector road. Klatt discussed the various options the City would have in ensuring that the road would be constructed.

Dodson also asked if there is a way to get more assurance from the County when the improvements to Lake Elmo Ave. will be completed. Klatt stated that Staff will work to engage the County. However, he wanted to clarify that the only mechanism the City would have is to require improvements in front of the subject property, which would not resolve the overall issue of the problematic shoulders on long stretches of Lake Elmo Ave.

Williams asked if it would be acceptable to insert the word "paved" to condition # 8. Also, Williams asked if it would be appropriate to add Condition #14 that "water service be made available to the development". Klatt noted that staff would be amenable to adding the condition, but the City would not approve a final plat or development plans without these improvements.

Haggard asked about condition #3. Klatt noted that landscaping plans will be incorporated into Final plans. Haggard asked about condition #4 with the requirements for 5th Street. She asked that staff work with the developer to finalize the landscaping for 5th Street.

Williams noted that the draft findings should be included in the motion.

M/S/P: Dorschner/Haggard, move to recommend approval of the Preliminary Plat of Hunter's Crossing with the thirteen conditions as drafted by Staff, while amending Condition #8 to include "paved trails" and adding Condition # 14 to require water service, based on the findings drafted in the Staff Report, ***Vote: 7-0, motion carried unanimously.***

Public Hearing: Eagle Point Medical Center – PUD Development Plan

Klatt started his presentation of the Eagle Point Medical Center PUD Development Plan. He noted that the project is in the Eagle Point Business Park, and is therefore subject to the standards of the Eagle Point planned development. Klatt provided some background information about the Eagle Point Business Park.

Klatt discussed the Staff review of the application. The most important element of the Staff review relates to storm water management. Staff is recommending that the City and applicants enter into a maintenance agreement for the storm water facilities. Klatt highlighted the other elements of staff review, including the Design Guidelines and Standards Manual.

Staff is recommending approval of the project subject to 7 conditions of approval. He noted that the building is well designed and meets the City's expectations for architectural standards.

Mike Davis, the Davis Group, noted that the facility will mainly serve a neurological medical group. Patrick Giodarno, architect, described the building from the architectural perspective.

Public Hearing opened at 8:40pm.

No written comments were received.

Public Hearing closed at 8:41pm.

M/S/P: Dorschner/Larson, move to recommend approval of the Eagle Point Medical Center PUD Development Plan subject to the 7 conditions with findings of fact in staff report. ***Vote: 7-0, motion carried unanimously.***

Public Hearing: Hammes Shoreland Variance

Johnson presented an overview of a request from Hammes West, LLC for a variance that would allow for a reduced riparian dedication and setback to the southern channel of Goose Lake. He noted that this request is connected to the City's review of a 163-unit single family subdivision on the Hammes Property in the I-94 Corridor Planning Area.

Johnson reviewed the key issues concerning the DNR review of the variance, and stated that the DNR is requiring that the southern channel be subject to the shoreland standards regardless of how the channel was created. The DNR recommended the restoration of the natural shoreline of Goose Lake as an alternative to the variance. The developer is planning to comply with wetland buffering requirements. Johnson further discussed the City's Comprehensive Plan for this area, Keats Avenue access spacing requirements, the broader City infrastructure and planning efforts,

Johnson reviewed the process that would need to be followed by Hammes West, LLC as the developer of the land should the variance not be approved by the City. He noted that the variance would allow the plat to proceed, and that the plat would need to be amended to close the southern channel should the variance not be approved.

Johnson noted that the riparian buffer would be owned by the City and that there would need to be some monitoring and oversight of these areas.

Brian McGoldrick addressed the Commission on behalf of Hammes West, LLC. He expressed concern that the issues associated with the southern channel had been raised at the last minute. He stated that the channel is man-made and that it had been dug by the Hammes family as part of the gravel operation at some point in the past. He noted that the alternative being considered would preserve the wetland feature while provide for appropriate buffering from homes.

Kelly Bopray, wetland expert with Bopray Environmental, reviewed his conversations with the DNR and watershed district. He stated that the DNR had previously indicated that they would not be exercising authority over the channel, in which case the watershed district would be the body issuing permits for any work in the channel. The watershed districts' technical panel has previously determined that the channel could be filled. At this point, the developer is seeking a variance to utilize wetland buffers instead of filling the wetland. Bopray presented an aerial image from the 1960's that indicates there was no southern channel at this time. He also presented a 1940's era USGS map that shows no channel, and documents a large amount of land in this area, and instead depicts a completely separate pond much further south on the site. The current wetland delineation does not line up with this lower pond.

Williams asked how long the permitting would take to fill the channel. Bopray replied that there is a public notice period, and that it would likely take 60-90 days to work through this process. Bopray noted that the berm would need to be high enough to prevent the flow of water between the two areas and would likely need to be at least 100 feet in length depending on the site conditions.

Dodson asked for clarification on why setbacks and buffering is required in the first place. Bopray commented that the buffering provides room for filtering of storm water runoff and habitat for native species.

There was a general discussion concerning the City's shoreland regulations and the implications of platting smaller lots within shoreland areas. Larson asked if it would be possible to require a certain type of landscaping at the rear of the proposed lots to help reduce any negative impacts. Ryan Bluhm responded that the intent of the buffer area is to plant native species that would improve water quality around the channel.

Chairman Williams opened the public hearing at 9:43 p.m.

Wayne Prowse, 697 Julep Avenue, asked that the Planning Commission consider another alternative that would add park land to the development in order to bring the development up to current City standards for park land dedication. He expressed concern that a wetland buffer would be reduced over time due to encroachments and that this would impact water quality. He noted that there is potential for homes to be impacted by flooding when wetlands are being moved closer to homes. He asked that the City consider requiring additional land dedication rather than accepting fees in lieu of land dedication.

Michael Doyle, 723 Jewel Avenue, noted that the shoreland lots in Stonegate have a considerable natural area between the individual lots and the shoreline. He expressed concern over asking a private home owner to be the steward of the property.

Lori Heinrichs, 781 Jewel Avenue, Stated that she supports the intent and purpose of the shoreland ordinance as written. She stated that the variance would not be in keeping with the spirit and intent of the shoreland ordinance, and that the variance was not a reasonable use of the property. She also questioned how the location of the road could be considered a unique circumstance because the road could still be built in its present place with the removal of some homes. Heinrichs noted that the developer had created the issue by dredging the channel in the first place.

Mike Anderson, 655 Jewel Avenue, indicated that there has been a loss of habitat in this area due to the construction that has been taking place. He urged the Planning Commission to keep the 150 foot setback requirement and noted that he was opposed to any berming of the channel.

Fred Pomeroy, 687 Jewel Avenue, noted that he enjoys Goose Lake and that he has 75 to 80 feet of forested land between the lake and his property. He supported the closing off of the channel as opposed to the granting of a variance, and encouraged the developer to bring forward another alternative that was agreeable to all parties.

Planning Commission closed the public hearing at 10:25 p.m.

Dorschner stated that the intent of the shoreland ordinance was to protect public waters and that the variance was not consistent with City's variance requirements.

Dodson expressed concern that there is limited information concerning potential environmental impacts, although there is a general sense that there will be increased impacts to the lake with additional lots along the shoreline. He suggested that the better option might be the closing off of the channel, which will help promote water quality by keeping the developed lots separate from the rest of Goose Lake.

Williams stated that he would support denial of the variance, but indicated that he would like to see the preliminary plat move forward with a condition that the lots within the setback area not be approved until the applicant obtained proper permitting from the DNR.

Haggard and Lundgren did not believe that the City's variance requirements were met.

M/S/P: Lundgren/Larson, move to recommend denial of the Hammes Shoreland Variance with findings of fact that: 1) the DNR recommends denial, 2) that denial of the variance will not result in a hardship for the applicant, 3) that the need for a variance was created by the applicant, 4) that there is an alternate solution, berming, that would reduce impacts to Goose Lake.

Discussion – Larson commented that denial of the variance would give the developer a choice of complying with the shoreland standards and 150 foot setback or to separate the channel from the rest of Goose Lake by restoring the original shoreline.

Vote: 7-0, motion carried unanimously.

Business Item: Hammes Estates Preliminary Plat Cont.

Johnson reviewed the Planning Commission's previous action concerning the Hammes Estates Preliminary Plat and noted that the Commission had tabled taking action on the preliminary plat at an earlier meeting. He reported that the applicant has been working to address the comments from the previous meeting, and noted that the meeting materials included a chart with an update on previous discussion items.

Johnson recommended that, based on the Commission's recommendation concerning the applicant's shoreland variance request, that the preliminary plat include an additional condition of approval concerning the restoration of the shoreline and that none of the impacted lots could be platted until such time that the restoration permitted has been completed.

Johnson reviewed other updates from the previous review, including any specific responses from the applicant where applicable. He further reviewed proposed findings of fact that support a recommendation of approval from the Planning Commission. He stated that Staff is recommending approval of the preliminary plat with 16 conditions of approval.

Lundgren asked if the trails are all paved. Johnson noted that all trails are planned for an eight-foot bituminous surface except when going through a wetland buffer area. Staff is still working with the watershed district to define an acceptable surface for trails in wetland buffer areas.

The Commission asked for clarification concerning the proposed park improvements and proposed trail corridors. Kreimer stated that there may be opportunities to bring the trail further south in the buffer areas in order to keep the trail closer to the proposed residential homes. Ryan Bluhm stated that the applicant would be open to meandering the trail through areas outside of wetlands, and that he would work to do this where space is available.

Kreimer asked the applicant if they were aware of some of the past runoff issues and asked how the system would function when it was completed. Bluhm stated that there is ongoing work to perform soils corrections, but that this spring has been one of the wettest on record. He noted that he is currently working with the watershed to ensure that the project will meet water quality and runoff standards. Johnson noted that the City Engineer is aware of some of the past issues and has taken this information into account in reviewing the plans.

M/S/P: Dorschner/Haggard, move to recommend approval of the Hammes Estates Preliminary Plat with the 16 conditions of approval as recommended by Staff and with the findings as drafted by Staff. Dorschner amended the motion to add a condition concerning the meandering of trails adjacent to the Stonegate subdivision whenever feasible. ***Vote: 7-0, motion carried unanimously.***

Updates and Concerns

Council Updates – June 17, 2014 Meeting

1. Wildflower at Lake Elmo PUD Concept Plan approved with additional conditions.
2. Wildflower at Lake Elmo Comprehensive Plan Amendment was tabled due to lack of super majority.

Staff Updates

1. Upcoming Meetings
 - a. June 30, 2014 – Special Meeting Requested

- b. July 14, 2014
- c. July 28, 2014

Commission Concerns -

Haggard noted that there seems to be a lot of variances. Klatt stated that for a city of our size with the number of homes built before zoning was in place, there are actually a relative small number of variances.

Dodson is concerned that trails are being used for parkland dedication. There was a general discussion about trails and the recommendations of the Park Commission.

Williams noted that the meeting minutes are still too long. He requests staff to reduce the length of the minutes.

Meeting adjourned at 11:20pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant



PLANNING COMMISSION
DATE: 6/30/14
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2014-21

ITEM: Easton Village Preliminary Plat

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer
Lake Elmo Development Review Committee

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Preliminary Plat request from Easton Village, LLC, 2140 West County Road 42, Burnsville, MN for a 217 unit single family residential subdivision to be located on 98.47 acres west of Manning Avenue and immediately south of the Union Pacific railroad corridor in the Village Planning Area. Staff is recommending approval of the request subject to compliance with a series of conditions as noted in this report.

GENERAL INFORMATION

Applicant: Easton Village, LLC, (Tom Wolter) 2140 West County Road 42, Burnsville, MN

Property Owners: Same

Location: Section 13, Township 29 North, Range 21 West in Lake Elmo, north of 30th Street, west of Manning Avenue, and south of the Union Pacific railroad right-of-way. PID Numbers 13.029.21.14.0002, 13.029.21.41.0001, 13.029.21.42.0001 and 13.029.21.13.0001

Request: Application for preliminary plat approval of a 217 unit residential subdivision to be named Easton Village.

Existing Land Use: Agriculture, Woods/Natural Vegetation

Current Zoning: RT – Rural Transitional

Proposed Zoning: LDR – Urban Low Density Residential

Surrounding Land Use: North – vacant/agricultural land; west – single family home, City park, natural vegetation; south – vacant/agricultural land; east – Lake Elmo Airport (Baytown Township)

Surrounding Zoning: RT – Rural Transitional; PF – Public and Quasi-Public Open Space

Comprehensive Plan: Village Urban Low Density Residential (1.5 - 2.5 units per acre)

History: Property was included in Village Planning Area boundary and municipal sewer service area as defined in the 2013 Village Land Use Plan. Site has historically been used for farming activities, including the growing of agricultural crops. Sketch Plan review by Planning Commission on 1/27/14. AUAR for the project area approved by the City in May of 2009.

Deadline for Action: Application Complete – 6/13/14
60 Day Deadline – 8/13/14
Extension Letter Mailed – No
120 Day Deadline – 10/13/14

Applicable Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (LDR)
§150.270 Storm Water, Erosion, and Sediment

REQUEST DETAILS

The City of Lake Elmo has received a request from Easton Village, LLC for a preliminary plat to subdivide approximately 98 acres of land within the Village Planning Area into 217 single-family residential housing sites. The proposed subdivision would be located immediately south of the Union Pacific rail line that cuts through the bottom half of the Village Planning Area, and would extend from the Manning Avenue right-of-way to easternmost line of Reid Park. The development site has formerly been referenced as the Anchor Bank property; which also includes a large area north of the railroad tracks. At this time, the developer is only seeking to plat the land south of the railroad right-of-way, and will bring a preliminary plat forward on the northern site at a future date.

The subdivision site is presently used for agricultural purposes, and therefore has very little in the way of larger trees or other landscape features. Almost all of the trees on the applicant's site are located within the extreme western portion of the land, either around an existing single-family parcel of 5.15 acres in size, along the western property boundary, or in a windrow of trees along the property line to the south. When reviewing drainage patterns in the Village Area, it becomes obvious that the site under consideration accepts a large amount of storm water as it travels north to south and eventually into the Downs Lake watershed basin. With the recent heavy rains, the water moving through the site is readily apparent when driving by on Manning Avenue. A major component of the City Engineer's comments focus on storm water, which is the most significant site constraint that the applicant will need to properly address.

The transportation infrastructure surrounding the site also plays a major role in planning for the proposed subdivision because of the constraints it places on the site. In particular, the property to be subdivided is bordered by a major county roadway, Manning Avenue, that is planned for expansion to a four-lane section within the next several years. The site is further bordered by the Union Pacific rail line, which typically carries around 6 trains each day, and is immediately across from the Lake Elmo Regional Airport. The extreme northeast corner of the site is in a runway protection zone, which extends across the rail road tracks into the applicant's northern property. The location of airport safety zones in this area is one of the reasons that the developer is planning open space and storm water infiltration areas in the northeast portion of the site and why the site south of the tracks has been selected for development first.

A significant feature of the Easton Village preliminary plat is the proposed construction of an initial segment of the Village Parkway minor collector roadway. This road will ultimately provide a

connection between Highway 5 in the northern part of the Village Area to 30th Street at the southern end of the Village. Village Parkway, as depicted in the attached plans, has been designed to conform to the City's specifications for this roadway in terms of right-of-way width (80 feet), road width (32 feet), boulevard areas, and the location of a sidewalk and trail within the right-of-way. Because the road will be primarily providing access to the adjacent residential lots, the specifications for the road do not call for separated driving lanes with a center median. The internal road system has been designed to accommodate the Planning Commission's request for a modified grid layout that makes use of cul-de-sacs while still allowing for pedestrian connections back to the Village Parkway trail. The primary access into the development will be from a new connection to Manning Avenue immediately across from an existing entrance into the Lake Elmo Airport. Staff is recommending that this access road be used on a temporary basis until such time that the Village Parkway connection to 30th Street is completed.

In terms of parks and trails, the preliminary plat includes a fairly extensive system of trails that provide for internal connections to the planned lots and that will also traverse the open space in the northern and western portions of the plat. Consistent with previous direction from the Planning Commission, the developer has added trail connections at the end of the cul-de-sacs (with an exception that will be addressed in the comment section of this report) and has extended trails to the western property boundary. The western trails could potentially extend into Reid Park or through an adjacent parcel north of Reid Park. There is one larger 1.36 acre park planned within the middle portion of the site on Outlot D, with larger open space areas planned in Outlots B, H, and K.

There are two parcels that will be partially surrounding by the proposed development along its western boundary, including a 5.15 acre residential lot owned by Elizabeth Miner and Scott Lampert and a 2.6 acre parcel owned by Northern Natural Gas and used for a utility station. Both of these lots are accessed via a private driveway connection across the railroad that would be eliminated under the proposed subdivision plan. These sites will be able to access the planned public roadway system serving the lots in Easton Village.

The proposed storm water management plan for Easton Village includes a large and very deep storm water basin in the northeast part of the site, with smaller facilities located along the railroad right-of-way. All storm water runoff is therefore being direction north and around the residential homes, and will eventually outlet to into the planned storm water improvements on the property to the south. The developer will need to obtain permission from this property owner to move forward with the plan as proposed. The applicant has not yet obtained the proper permits from the Valley Branch Watershed District for the project, and will need to address any permitting requirements that come out of this review.

As the first project that will be seeking a connection to the Village Trunk Sewer line, the developer will need to make the initial connection to the Reid Park lift station as a part of this project. This connection will cross the southerly parcel currently under contract with Gonyea Homes, and both parties have indicated that they are agreeable to this extension. In this case, Gonyea and Easton Village, LLC have been coordinating a larger sewer extension project that will bring public sanitary sewer services to the northern portion of the Village and tie into the City's planned infrastructure project for 39th Street. With the platting and development of Easton Village, a significant piece of this larger sewer project will be constructed with this development. Water will be extended via a stub from the adjacent property and will connect to existing lines in the Village.

The applicant is proposing to bring forward a final plat for Easton Village development in stages, starting with the southeast portion of the property that will be served by the Manning Avenue access road.

PLANNING AND ZONING ISSUES

The Easton Village site is guided for Village Urban Low Density development in the City's Comprehensive Plan, and Staff is recommending that the zoning for the site be established as LDR – Low Density Residential. The overall subdivision plan has therefore been prepared in order to comply with the district standards for the LDR districts in terms of lot size, lot widths, building setbacks, and other design criteria. With the recent influx of subdivision and land applications, Staff will be bringing a broader Zoning Map Amendment proposal forward at the July 14th Planning Commission meeting in order to more efficiently notice and prepare zoning map amendments for each of these developing areas.

The arrangement of lots and blocks within the subdivision follows a fairly rigid grid pattern as one moves from east to west through the subdivision, but with cul-de-sacs off of the Village Parkway due to the City's access spacing requirements along this roadway. The proposed roadways have been designed in conformance to City standards, with the exception of the "eyebrow" pull out areas located at the curve of several streets. These road features will need be subject to further review by the City's Engineering and Public Works Departments. All other aspects of the road and subdivision layout conform to applicable subdivision ordinance requirements.

Although the proposed street system meets City requirements, the platting of Easton Village will include the southerly extension of the Village Parkway that will cross the Union Pacific rail line. The City will need to work with the railroad to obtain the necessary permits to create a new crossing, and this permitting process will likely take some time to complete. The City has been given initial feedback from the railroad that a new crossing will be considered in this location, but will require the closing of at least one existing public crossing as part of the permit. Staff is continuing to work towards making a formal request to the railroad in order to ensure that the planned crossing can move forward. In addition, the City needs to also determine whether or not the Easton Village, LLC should contribute towards the cost of the railroad crossing, or if this expense will be taken on by the City as a broader road improvement project.

Sidewalks and trails are planned throughout the subdivision, and as with other recent subdivisions, Staff is recommending that sidewalks be installed on at least one side of all single-family residential streets. The proposed plans provide for sidewalks consistent with the Staff recommendation. In addition to the internal trails and sidewalks that are proposed by the developer, the City has asked that the Village Parkway Corridor include a 10-foot bituminous trail on one side of the road and a six-foot sidewalk on the opposite side. The proposed plans conform to this request as well.

The proposed development standards for the lots are included as part of the attached subdivision packet, and each lot as depicted in the plans includes a description of the lot size, dimensions, and all required easements. The majority of the proposed lots are between 65 and 75 feet in width, and all meet the City's minimum area requirement of 8,000 for single family lots in a LDR district, with the smallest lot proposed at 8,100 square feet. The site plans further illustrate that throughout the single family area the lots will average 10,489 square feet, which exceeds the minimum requirements by a fairly wide margin.

The following is a general summary of the subdivision design elements that have proposed as part of the Easton Village preliminary plat and plans:

Zoning and Site Information:

- Existing Zoning: RT – Rural Transitional
- Proposed Zoning: LDR
- Total Site Area: 98.47 acres
- Total Residential Units: 217
- Proposed Density (Net): 2.5 units per acre
- REC Units from Comp Plan: 148-246 (using gross area calculation)

Proposed Lot Dimensional Standards:

- Min. Lot Width: 65 ft.
- Lot Depth: 100 ft. (130 ft. typical)
- Lot Area: 8,000 sq. ft. (8,100 min.)
- Front Yard Setback: 25 ft.
- Side Yard Setback: 5 ft. garage, 10 ft. primary building
- Rear Yard Setback: 20 ft.

Proposed Street Standards:

- ROW Width – Local 60 ft. (per Subdivision Ordinance)
- ROW Width – Minor Collector 80 feet
- Street Widths – Local: 28 ft. (per City standard)
- Street Width – Minor Collector 32 ft. – per City standard

The standards listed above are all in compliance with the applicable requirements from the City's zoning and subdivision regulations. Based on Staff's review of the preliminary plat, the applicant has demonstrated compliance with all applicable code requirements at the level of detail that is required for a preliminary plat.

As with any new subdivision the City Code requires that a portion of the plat be set aside for public park use. In this case, the applicant has indicated that certain outlot areas will be dedicated to the City for this purpose, including Outlots D and portions of B and H. Since a large portion these areas represent green belt or trail corridors and are not suitable for other types of active recreation usage, it is Staff's recommendation that the City only accept the trail corridors as part of the park land dedication requirements if the developer constructs the planned trail over these areas in conjunction with other required infrastructure improvements. As a general policy, Staff is recommending that the City consider accepting smaller land dedications in exchange for a more robust and connected trail system that will provide access to the City's numerous parks (including the regional park preserve).

The Subdivision Ordinance requires 10% of the land in urban residential districts to be set aside as open space, which totals 9.84 acres. The areas to be dedicated for public use add up to 7.96 acres based on the applicants calculation, which leaves the applicant 1.88 acres short of the required land dedication. Please note that Staff was having a difficult time following the area calculations included in the subdivision materials, and is recommending that these calculations be subject to further review by Staff and the developer. In addition, the developer does own additional land north of the railroad line that will include additional dedications of park land, and the City may want to consider future land dedications as part of the current subdivision review. This is an issues that can be resolved prior to submission of a final plat.

REVIEW AND ANALYSIS

City Staff has reviewed the proposed preliminary plat, which has gone through several versions in advance of the formal application being accepted as complete by the City. During the course of these reviews, several of the issues and concerns that were pointed out by Staff have been addressed by the applicant with updated submission documents; however, there are other elements of the plat that must still be addressed or corrected by the applicant, primarily as it relates to storm water management. In general, the proposed plat will meet all applicable City requirements for approval, and any deficiencies or additional work that is needed is noted as part of the review record.

Because of its location in the Village Planning Area, Easton Village will not be subject to a separate environmental review as long as the project is consistent with the development scenarios studied under the Village Area AUAR. The project is consistent with the City's Comprehensive Plan for the area, and the Comprehensive Plan was designed to be consistent with the AUAR. Where applicable, Staff has recommended condition of approval to ensure that the development conforms to the AUAR Mitigation Plan.

The City has received a detailed list of comments from the City Engineer and the Washington County concerning the proposed subdivision, in addition to general comments from the Valley Building Official and Fire Chief which are incorporated as part of the Staff comments below.

In addition to the general comments that have been provided in the preceding sections of this report, Staff would like the Planning Commission to consider the issues and comments related to the following discussion areas as well:

- **Comprehensive Plan.** The proposed subdivision is consistent with the Lake Elmo Comprehensive Plan for this area and with the densities that were approved for the Village Planning Area as part of this plan. The net density for the development is at the upper end of the range allowed for the Village urban low density land use category of 2.5 units per acre. Furthermore, the overall number of REC units planned matches the overall numbers that were used for projecting the unit counts in this area. With the current zoning restrictions associated of the airport runway safety zones crossing the applicant's property north of the railroad tracks, the applicant is seeking the maximum allowed density for the southern property given the uncertainty over the potential densities that may ultimately be allowed north of the tracks. At present, Staff estimates that the current airport zoning would allow no more than half of the projected density in this future development area. Other aspects of the Comprehensive Plan relate to the Easton Village subdivision as follows:
 - **Transportation.** The City's transportation plan calls for the construction of a minor collector road that will connect the northern and southern portions of the Village. Staff views this road as a critical piece of the transportation infrastructure that is needed to serve the densities that have been planned for this area. The applicant has incorporated the right-of-way at the width necessary to construct the minor collector as part of its preliminary plat. The plan does not include any specific language concerning the proposed Manning Avenue connection, although Washington County has noted that this connection will divert some traffic that would otherwise be using the 30th Street/Manning Avenue intersection. There will not be enough future traffic along Manning Avenue to support a signalized intersection at both intersections.

- **Parks.** The Village Land Use Plan calls for a larger park area along both the northern and southern edge of the railroad right-of-way, and the proposed development includes open space and a trail along the railroad's southern boundary. This area is not as large as depicted in the Comprehensive Plan; however, the applicant has expressed concern that the open space and/or park dedication on the northern property may need to expand due to airport zoning restrictions. Based on the Park Commission's review of the sketch plan, the Park Commission was interested in the more robust trail system and potential expansion of park areas north of the rail line consistent with the developer's preliminary plat.
- **Water.** Water is being stubbed into the site from an adjacent property and will connect to the broader Village (and City) water system. The City recently installed Well Number 4 just north of the Village consistent with the City's Water Plan, and there is adequate supply to provide for the proposed development.
- **Sanitary Sewer.** Sewer will be extended to the development from the Reid Park lift station, but will need to cross the property to the south (under contract with Gonyea Homes). This project is part of a larger project to bring sewer to the northern portions of the Village, and both Easton Village and Gonyea are cooperating on the line south of the railroad.
- **Phasing.** All of the Village is identified as a Stage 1 phasing area for development, and the preliminary plat documents that adequate public facilities are available or will be constructed as part of the project to serve the subdivision.
- **Zoning.** As noted above, future zoning action will be necessary to change the zoning of the subject parcels from RT to LDR. A zoning map amendment to achieve the necessary change will be brought before the Planning Commission in the near future.
- **Airport Zoning Issues.** The northeastern portion of the site lies within a runway protection zone for the Lake Elmo Airport, and development activity of any kind is severely restricted in this zone. The proposed infiltration basin is acceptable; however, there are some trees and other plantings depicted on the plans that will likely be deemed incompatible with the protection zone (RPZ). The Metropolitan Airports Commission (MAC) did discuss Easton Village with Staff prior to the Planning Commission meeting, and requested that the developer consider potential noise and other impacts associated with the airport as the development progresses. Staff is recommending that the landscape plan be reviewed by MAC to ensure conformance with RPZ requirements and to help address airport concerns over the landscaping of storm water ponds outside of the RPZ. The City is continuing to work with the MAC and MnDOT aeronautics to develop airport zoning that will address airport zoning restrictions on the northern Easton Village property.
- **Subdivision Requirements.** The City's Subdivision Ordinance includes a fairly lengthy list of standards that must be met by all new subdivisions, and include requirements for blocks, lots, easements, erosion and sediment control, drainage systems, monuments, sanitary sewer and water facilities, streets, and other aspects of the plans. The majority of these requirements have been addressed as part of the City Engineer's comments (which are summarized below) or have been reviewed as part of Staff's ongoing communications with the applicant regarding the project.
- **Infrastructure.** The developer will be required to construct all streets, sewer, water, storm water ponds, and other infrastructure necessary to serve the development. The responsibility

for the costs associated with the future Village Parkway railroad crossing still needs to be discussed between the City and the developer.

- **Landscaping.** The City's consulting landscape architect has reviewed the preliminary landscape plan and noted that the plans submitted were not prepared by a landscape architect as per the City's ordinance. The plans do provide calculations to document compliance with the ordinance, but these calculations show that the project is short on the number of trees, but exceeds the requirements for the size (in terms of caliper inches) of the proposed trees. Staff is recommending that a plan, prepared by a landscape architect, be submitted as a condition of approval, and that this plan be reviewed for consistency with the City's requirements.
- **Tree Preservation and Protection.** The City recently adopted a tree preservation and protection ordinance; and the subdivision plans include a description of the trees and sizes of these trees to be removed. There is no related replacement plan consistent with the City's requirements included in the attached materials. Staff is recommending that this plan can be reviewed with an updated landscaped plan given the relatively low number of trees that will be impacted by the development.
- **Green Belt/Buffer.** The Village Land Use Plan includes a green belt/open space area around the proposed residential development areas. The plan does not identify a specific dimension for the green belt, and instead noted that each development will be reviewed for consistency with the general plan. In the case of Easton Village, the developer is proposing to accommodate storm water retention and infiltration within a buffer area along Manning Avenue, and the width of this buffer will vary from approximately 600 feet in width on the north part of the subdivision to 100 feet in the southern portion of the subdivision.
- **Natural Area Preservation.** The Village AUAR identifies primary and secondary ecologically sensitive areas throughout the planning area, and a larger primary area is located on what is labeled as Outlot K on the preliminary plat. This area is shown as an open space area within the plat, and will therefore not be developed for residential lots. Because this area is located adjacent to Reid Park, Staff is recommending that this parcel be considered for park land dedication.
- **Existing Residential Parcel.** The proposed development will plat single family homes adjacent to the Lampert/Minor parcel in the eastern portion of the subdivision. The applicant's plan preserves most of the trees and landscaping around this parcel; Staff is recommending the proposed protective tree fencing depicted on the existing conditions plan also be shown on the grading plan to help ensure that as few trees as possible are impacted by the construction activity.
- **Streets and Transportation.** The proposed street system has been designed to comply with all applicable subdivision requirements and City engineering standards. Staff is requesting that the plans for Village Parkway include all design elements as requested by the City, including the street trees, landscaping, lighting, signage, and fencing proposed as part of the City's theming project prepared by Damon and Farber Associates. Other transportation comments from Staff include the following:
 - **Manning Avenue Access.** The proposed access to Manning Avenue will meet County access spacing and other design requirements with the modifications as requested in the Washington County review comments. However, after further reviewing the overall transportation plan for the Village, Staff is recommending that this access be approved as a temporary access until such time that Village Parkway is

extended to 30th Street. Staff is recommending this course of action for the following reasons: 1) the connecting road between Manning Avenue and Village Parkway will be a heavily travelled segment and serve as a de facto extension of the parkway, 2) residents along this stretch will experience heavy amounts of traffic and will likely run into times when queuing lines from Manning extend across their driveways, and 3) removing traffic from the Manning Avenue/30th Street intersection will greatly decrease the potential for this intersection to be signalized at some point in the future.

- **Trails.** The sketch plan included a trail connection between Lots 13 and 14 of Block 3 on the preliminary plat. Staff is recommending that that this connection be included in the final plat.
- **Street Names.** Staff is continuing to work on implementing a clear and consistent naming system for new streets in the community and will need to provide names for the streets within Easton Village. As a condition of approval, Staff is asking that the applicant continue to work with the City at developing street names for the project, and that these names be included with the final plat submission.
- **City Engineer Review.** The City Engineer has provided the Planning Department with a detailed comment letter as a summary of his preliminary plat review. Staff has incorporated the more significant issues identified by the Engineer as part of the recommended conditions of approval, and has also included a general condition that all issues identified by the City Engineer must be addressed by the applicant prior to approval of a final plat for any portion of the Easton Village subdivision. Storm water management is a significant concern as noted in the comments, and the applicant is advised to continue working with the watershed district to ensure the storm water management plans will meet Valley Branch requirements.
- **Fire Department Review.** The Fire Chief has reviewed the plat and has requested that additional buffering be provided between the proposed homes and Northern Natural Gas utility site. He has also asked that the spacing of fire hydrants comply with the City's requirements. The City Engineer will be taking these comments into consideration during its review of future construction plans for this subdivision.
- **Washington County Review.** County Staff has reviewed the Easton Village plat and provided specific comments to the City in a letter dated June 24, 2014. The most significant of the County's concerns is that the applicant will need to make improvements to Manning Avenue in order to construct the proposed access into the subdivision. These improvements will required whether or not the access road is temporary or permanent. As a condition of approval, Staff has noted that the applicant will be responsible for address all of the County's review comments.
- **Watershed Districts.** The project area lies within the Valley Branch Watershed District; the developer will need to secure permits from the watershed district in order to proceed with the development as planned.
- **AUAR Mitigation Plan.** As projects within the Village Planning Area come forward, Staff is continuing to monitor each development for consistency with the AUAR and to make sure that the mitigation plan is being properly addressed either as part of broader City actions or directly through appropriate development plans. In this case, the mitigation elements that are most directly applicable to the Easton Village include the following;

- ***Railroad Setbacks and Noise.*** The proposed plat establishes a larger setback between the rail line and individual homes within the subdivision by incorporating outlots along the southern edge of the railroad right-of-way.
- ***Storm Water Management.*** The storm water management system has been designed to comply with City and Watershed District requirements. The larger amount of open space, including ponding areas, is consistent with the expectations established in the AUAR.
- ***Traffic.*** The crossing of the railroad is a critical component of the transportation plan and the proposed plans anticipate this crossing. The eventual elimination of the Manning Avenue access will help keep anticipated improvements at 30th and Manning a viable option.
- ***Railroad Crossing.*** The design of the railroad crossing, and in particular, the necessary improvements within the Village Parkway to design for a whistle-free crossing, should be further evaluated with the developer. Staff is recommending that the final development plans include a design that will allow for a future whistle-free crossing.

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to move forward with a final plat. The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) Within six months of preliminary plat approval, the applicant shall complete the following: a) the applicant shall provide adequate title evidence satisfactory to the City Attorney; b) the applicant shall pay all fees associated with the preliminary plat. All of the above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site.
- 2) The grading plan shall be updated to include the protective tree fencing necessary to preserve all vegetative areas identified for protection around the 5.15 acre residential parcel to the west of the subdivision.
- 3) The applicant shall work with the City and Washington County to identify and reserve sufficient space for a future trail corridor along the western right-of-way line of Manning Avenue.
- 4) The applicant shall submit a landscape plan prepared by landscape architect for review and approval by the City. The landscape plan submittal will include a tree protection and replacement plan consistent with City ordinances.
- 5) The final plat will incorporate all review comments from the City's landscape architect, including the selection and mix of plantings within storm water basins and infiltration areas.
- 6) The landscape plan shall include additional plantings around the Northern Natural Gas utility site.
- 7) The proposed access to Manning Avenue will be permitted as a temporary access until such time that the Village Parkway is connected to 30th Street. The construction plans will be updated to reflect the temporary nature of this street.

- 8) The applicant shall be responsible for the construction of all improvements within the Manning Avenue (CSAH 15) right-of-way as required by Washington County and further described in the review letter received from the County dated June 24, 2014.
- 9) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts prior to the commencement of any grading or development activity on the site.
- 10) The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.
- 11) The developer shall provide an updated accounting of the land to be dedicated for park purposes prior to submission of a final plat. If required, the developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording.
- 12) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision.
- 13) All required modifications to the plans as requested by the City Engineer in a review letter dated June 26, 2014 shall be incorporated into the plans prior to consideration of a final plat.
- 14) The City and developer will determine the appropriate distribution of future costs associated with the Village Parkway railroad crossing improvements as part of a developer's agreement for any portion of Easton Village.
- 15) The developer shall address any comments from Metropolitan Airport Commission as part of a final plat submission for any portion of Easton Village. MAC will be asked to comment on the landscape plan, and the plan shall be revised to address any specific comments concerning the appropriate vegetation to be planted within storm water facilities.
- 16) The landscape plan shall be revised to eliminate all trees planted within the Lake Elmo Airport Regulatory Protection Zone.
- 17) The final plat shall include a paved trail connection between Lots 13 and 14 of Block 3.
- 18) The applicant shall submit written acknowledgement from property owner of the parcel immediately to the south of Easton Village concerning the storm water being outlet running into their property.
- 19) The applicant is encouraged to incorporate elements from the Lake Elmo Theming Study into the open space areas within the subdivision.
- 20) The developer shall obtain all required permits from Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site.
- 21) The developer shall be required to extend sewer to the northernmost boundary of the site.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Easton Village preliminary plat:

- That the Easton Village preliminary plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Easton Village preliminary plat complies with the City’s Urban Low Density Residential zoning district.
- That the Easton Village preliminary plat complies with all other applicable zoning requirements, including the City’s landscaping, storm water, sediment and erosion control and other ordinances.
- That the Easton Village preliminary plat complies with the City’s subdivision ordinance.
- That the Easton Village preliminary plat is consistent with the City’s engineering standards.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Easton Village preliminary plat with the 21 conditions of approval as listed in the Staff report. Suggested motion:

“Move to recommend approval of the Easton Village preliminary plat with the 21 conditions of approval as drafted by Staff”

ATTACHMENTS:

1. Application Form (3)
2. Preliminary Plat Narrative
3. Legal Description
4. Wetland Evaluation Report (Summary)
5. Review Comments:
 - a. City Engineer
 - b. Washington County
 - c. Landscape Architecture, Inc,
6. Preliminary Plat and Plans (37 sheets)

ORDER OF BUSINESS:

- Introduction.....Planning Staff
- Report by Staff.....Planning Staff
- Questions from the Commission..... Chair & Commission Members
- Open the Public HearingChair
- Close the Public Hearing.....Chair

- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members

Date Received: _____
Received By: _____
LU File #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

PRELIMINARY PLAT APPLICATION

Applicant: Easton Village LLC
Address: 2140 W County Rd 42 Burnsville MN 55337
Phone #: 952 292 0046
Email Address: Tom @ Walter-mn.com

Fee Owner: SAME
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description: _____

General information of proposed subdivision: _____

Conducted pre-application meeting with Staff? ☒ Yes ☐ No

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning Ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: Tom Walter Date: 3-27-2014

City Use Only

Planning: Zoning District: _____
Reviewed by: _____ Date: _____
Subject to the following conditions: _____

Engineering: Reviewed by: _____ Date: _____
Subject to the following conditions: _____



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant Easton Village LLC
(Please Print)

Street address/legal description of subject property _____

Tom Wro
Signature

3-27-2014
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant Ton Wase Date 3-27-2014

Name of applicant Easton Village LLC Phone 952-292-0046
(Please Print)

Name and address of Contact (if other than applicant) _____



Preliminary Plat Narrative

March 31, 2014

The project property consists of 97.5 acres located along the west side of Manning Avenue North about a quarter mile south of Highway 5 and bordered on the north by railroad tracks. The property is owned by Easton Village, LLC. The property is currently used for farming practices. The property is currently identified as Low Density Residential in the Comprehensive Plan, Planned Land Use section. No change is required or requested of the Comprehensive Plan designation.

DENSITY/LOTS

The density of the project is 2.20 units per acre of gross area, below the maximum allowed by the Comprehensive Plan of 2.5 units per acre. The typical lot size as shown is 65 feet wide and 130 feet in length, providing a typical lot area of 8,450 square feet, larger than the 8,000 minimum. The average lot area is 10,487 square feet. All of the lots will meet or exceed the minimum standards. No variances or exceptions are anticipated. Proposed setbacks meet with the minimum established for this zoning district, 5-ft garage side, 10-ft house side, 25-ft front, 15-ft corner side yard and 20-ft rear yard setback.

EASTON VILLAGE

PRELIMINARY PLAT NARATIVE

Page 2 of 5

AREA CALCULATION SUMMARY	PARK AREA	7.96
	OPEN SPACE	18.96
	LOT AREA	52.24
	RIGHT OF WAY	19.31
	WETLANDS/PONDS/DRAINAGE	9.14
	STEEP SLOPE AREAS	2.65
	TOTAL PROPERTY AREA	98.47
	TOTAL PROPOSED LOTS	217
	PERCENT OF OPEN SPACE/PARK	27.3%
	GROSS DENSITY	2.20
	NET DENSITY*	2.50
	(Area in Acres)	

OPEN SPACE

As with the concept drawing the preliminary plat document design includes a large amount of open space and park area. Approximately 27.3% of the project is either defined as park or open space. The area along Manning Avenue North will provide for buffering of 100 feet or more, with ponds, berms and landscaping of this area. The concept was redesigned per our discussions with the Park Commission and the Planning Commission, with a reduction in park space on the north of the property. Parks and neighborhoods will now be connected together with a trail system that has been expanded from the first concept. Reid Park will be connected to the development with a trail connection that will extend to the park (Outlot D) proposed for the first phase of the development. The proposed northern parks have been reduced in size and reconfigured as a linear park system, once again with the goal of connecting neighborhoods together. Due to the location and use of the Outlots, we are currently proposing to turn all Outlots over to the City for maintenance and care. The area

EASTON VILLAGE

PRELIMINARY PLAT NARRATIVE

Page 3 of 5

designated as the infiltration area meets with the requirements for the Runway Protection Zone for Runway 32 at the Lake Elmo Airport.

PHASING

The phasing of the project is anticipated to begin with a 36 unit addition identified on sheet C5 of the plan set. Connection to water and sewer through Reid Park would be a part of this first phase. Each additional phase would more than likely move north and then west. We anticipate that the first phase will involve the construction of the large ponds on the north and east of the project, and enough grading to ensure proper drainage for all portions of the project.

STREETS/TRAILS

The street design for the local roads meets with the City Standard width and section. The collector road width and right of way width both meet with dimensions provided by City Staff. Both street sections will feature concrete curb and gutter with bituminous surfacing. The collector road provides a trail corridor and sidewalk. The trail is featured on the east side of the road with the sidewalk on the west. The trails section meets City requirements of 8.5 feet in width and all sidewalks have been designed as 6 feet in width. The sidewalks are proposed on at least one side of the local roads, also helping to connect the neighborhoods together.

UTILITIES

The home sites will be served with City Sewer and City Water from the new lift station and existing water main systems that will be extended to the property limits of this site as discussed with City Staff. Currently the design shows the sanitary sewer extending to the site through Reid Park. This system then continues through our site to the northwest property boundary and will serve as the trunk sewer that will provide service to the future developments north of Highway 5. The water may follow the same route or come to the site from the future Gonyea Development adjoining our south boundary, this has yet to be

EASTON VILLAGE

PRELIMINARY PLAT NARATIVE

Page 4 of 5

decided and will be addressed in the near future with City Staff and other property owners to determine the best routing.

STORM SEWER AND PONDING

One of the major challenges for the design of this subdivision was the large amount of water flowing through the site. The design incorporates retention ponds, detention ponds and a large infiltration pond to meet the rate and volume control for the property. Due to the limited outfall from the site the proposed pond on Outlot B has been designed with extra depth to allow for increased water quality and to provide adequate material to be able to meet the freeboard separation for the proposed home sites. This ponding area is connected to the proposed infiltration area with a rock filter berm to help filter the water prior to entering the area. This design feature will help to minimize the future maintenance and improve the longevity of the infiltration capability. The ponding area on Outlot B will be lined extensively to insure the pond remains at its normal water elevation is maintain as best as possible.

Depending upon timing of the Gonyea's Development to the south, grading may have to occur on the Shiltgen Property in order to facilitate the proper timing of the construction of this development. This will be decided in the near future and will be incorporated into the construction documents and final phase of the project. Drain tile has been added to the retention areas to assist in keeping these areas dry during periods between storms. This feature will also act to filter the water through the sand/gravel medium that the drain tile will be placed in, helping to improve water quality. All home sites have been designed with their lowest floor 2 feet or more above the 100-Year High Water Elevation. The proposed ponding, infiltration and outlets combine to reduce the rate of runoff for all storm events, which will help to reduce impacts downstream.

NEIGHBORING PROPERTIES AND IMPACTS

Due to the lack of neighbors to this parcel, no opposition has been received. The one adjoining resident is located on the western boundary and this development will have little impact on this parcel. A buffering of trees will remain between the new and existing

EASTON VILLAGE

PRELIMINARY PLAT NARATIVE

Page 5 of 5

neighbor. One benefit will be the future road connection, eliminating the current access easement used by the neighbor, which is a poorly graded and maintained gravel access to the gas facility in the northwest corner of the property. We have made early efforts to address issues associated with the gas crossings and the Airport Runway Protection Zone. We have also made contacts and had discussions with the County in regards to the location and type of access for this development, all done to help move this project to the next stage.



LANDTITLE

service beyond the expected

Prepared for:

Tom Wolters
2140 County Road 42 West
Burnsville, MN 55337
Attn: Tom Wolters
Client File No.:

LT File Number: 502715

350 FOOT RADIUS REPORT LETTER

Land Title, Inc. hereby certifies that as of 3/12/2014, it has searched the public records in the Washington County Department of Property Taxation and finds the names and addresses of property owners within 350 feet of the property described as:

All that part of the West Fifty-nine and one-half (59 ½) rods of the West Half of the Northeast Quarter (W ½ of NE ¼) of Section Thirteen (13), Township Twenty-nine (29) North, Range Twenty-one (21) West lying South of the right of way of the Chicago, St. Paul, Minneapolis & Omaha Railway Company; and also the North Half of the Southeast Quarter (N ½ of SE ¼) of Section Thirteen (13), Township Twenty-nine (29) North, Range Twenty-one (21) West, excepting therefrom:

Commencing at the Southwest corner of Northwest Quarter of Southeast Quarter (NW ¼ of SE ¼) of Section Thirteen (13), Township Twenty-nine (29) North, Range Twenty-one (21) West, East Oakdale Township, Washington County, Minnesota; thence North along the West line of said Southeast Quarter (SE ¼) of Section Thirteen (13) for Two Hundred Forty (240) feet to the point of beginning of this description; thence continuing North along said West line of Southeast Quarter (SE ¼) for Six Hundred sixty-seven and eight tenths (667.8) feet; thence East at right angle for Thirty (30) feet; thence Southeasterly by a deflection angle to the right Forty-six degrees twenty-eight minutes (46° 28') for Two Hundred twenty and seven tenths (220.7) feet; thence Southeasterly by a deflection angle to the left Twenty degrees thirty-five minutes (20° 35') for Two Hundred eighty-six and eight tenths (286.8) feet; thence South by deflection to the right Sixty-four degrees and zero seven minutes (64° 07') and parallel with said West line of Southeast Quarter (SE ¼) for Three Hundred eighty-two and seven tenths (382.7) feet; thence West at right angle for Four Hundred forty (440) feet to the point of beginning.

Exhibit I

The above described tract is sold subject to an easement Thirty (30) feet in width, which is hereby reserved by the first party, sellers, for purposes of a roadway to provide access to the above described 5.1 acre tract, the Westerly line of said easement being described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Southeast Quarter (NW 1/4 of SE 1/4) of Section Thirteen (13), Township Twenty-nine (29) North, Range Twenty-One (21) West, East Oakdale Township, Washington County, Minnesota; thence North along the West line of Southeast 1/4 (SE 1/4) of Section Thirteen (13), being the North and South Quarter line of said Section Thirteen (13) for Nine hundred seven and eight tenths (907.8) feet to the point of beginning of this thirty (30) foot road easement; thence continuing North along said North and South quarter line of Section Thirteen (13) for

EXHIBIT A
LT File No. 502715

Four hundred seventy-six and two tenths (476.2) feet being along said Westerly line of this thirty (30) foot road easement to its intersection with the Southerly right of way line of Chicago, St. Paul, Minneapolis & Omaha Railway Company, being the end of this easement.

And also excepting therefrom:

All that part of the Northeast Quarter (NE $\frac{1}{4}$) and all that part of the North Half of the Southeast Quarter (N $\frac{1}{2}$ of SE $\frac{1}{4}$), all in Section Thirteen (13), Township Twenty-nine (29) North, Range Twenty-one (21) West, Village of Lake Elmo, Washington County, Minnesota, more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of the Chicago and North Western Transportation Company, said point being Sixty-six (66) feet East of (as measured at right angles to) the North-South Quarter Section line of Section Thirteen (13), Township Twenty-nine (29) North, Range Twenty-one (21) West, Washington County, Minnesota; thence South, parallel with and Sixty-six (66) feet East of (as measured at right angles to) said North-South Quarter Section line for Three Hundred Thirty (330) feet; thence East at right angles for Three Hundred (300) feet; thence North at right angles for Four Hundred Twenty-four and Two Hundredths (424.02) feet to its intersection with said Southerly right-of-way of the Chicago and North Western Transportation Company; thence Southwesterly along said Southerly right-of-way of the Chicago and North Western Transportation Company for Three Hundred Fourteen and Thirty-nine Hundredths (314.39) feet to the point of beginning.

Together with an easement for ingress and egress over the following described tract:

The West Sixty-six (66) feet of the Northeast Quarter (NE $\frac{1}{4}$), excepting therefrom all that part thereof which lies North of Southerly right-of-way of the Chicago and North Western Transportation Company, and the West Sixty-six (66) feet of the North Half of the Southeast Quarter (N $\frac{1}{2}$ of SE $\frac{1}{4}$). Excepting therefrom all that part thereof which lies South of a Westerly projection of the South line of the above described tract, all in Section Thirteen (13), Township Twenty-nine (29) North, Range Twenty-one (21) West, Washington County, Minnesota.

And also excepting therefrom:

That part of the Northeast Quarter of the Southeast Quarter of Section 13, Township 29 North, Range 21 West lying Easterly of a line 60.00 feet West of, measured at a right angle to and parallel with the centerline of County State Aid Highway 15 described as follows:

Commencing at the East quarter corner of said Section 13, thence South 00 degrees 51 minutes 49 seconds East, bearing oriented to the Washington County Coordinate System, South Zone, along the East line of said Section 13 to the Southeast corner of said Section 13 and the beginning of the center line to be described, thence North 00 degrees 45 minutes 51 seconds West a distance of 2700.00 feet, and said center line there terminating, Washington County, Minnesota.

AND

EXHIBIT A
LT File No. 502715

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); also the South Four Hundred Ninety-five (495) feet of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); also that part of the East Three Hundred thirty-eight and twenty-five hundredths (338.25) feet of the West One-half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) lying South of the North One Hundred twenty-eight and seventy-eight hundredths (128.78) feet thereof; all in Section thirteen (13) in Township Twenty-nine (29) North of Range Twenty-one (21). According to the United States Government Survey thereof.

Excepting therefrom:

That part of the Southeast Quarter of the Northeast Quarter and that part of the Northeast Quarter of the Northeast Quarter except the North 50 rods (825.00 feet) of Section 13, Township 29 North, Range 21 West lying Easterly of a line 60.00 feet West of, measured at a right angle to and parallel with the center line of County State Aid Highway 15 described as follows:

Commencing at the East Quarter corner of said Section 13, thence South 00 degrees 51 minutes 49 seconds East, bearing oriented to the Washington County Coordinate System, South Zone, along the East line of said Section 13 to the Southeast corner of said Section 13 and the beginning of the center line to be described; thence North 00 degrees 45 minutes 51 seconds West a distance of 3571.19 feet, thence North 00 degrees 54 minutes 55 seconds West a distance of 1000.00 feet, and said center line there terminating, except the Chicago and Northwestern Railroad right of way, Washington County, Minnesota.

And

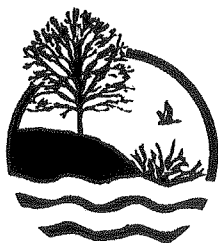
Except that portion North of the Chicago and Northwestern Railroad right of way, Washington County, Minnesota.

to be entries 1 through 11, inclusive, as shown on attached Exhibit A.

Dated this 18th day of March, 2014 at 7 o'clock A.M.

 LAND TITLE

By: 
An Authorized Signature



KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Providing Sound, Balanced, Comprehensive Natural Resource Solutions

Memorandum

Date: May 16, 2014

To: Karen Wold, Barr Engineering
Thomas Hingsberger, Army Corps of Engineers

Cc: Tom Wolter

From: Ben Carlson, Kjolhaug Environmental Services Company

Re: Site Assessment for Wetland Habitat – Wolter Project in Lake Elmo, MN
KES PROJECT # 2014-033

On Thursday, April 24, 2014, Ben Carlson (Certified Wetland Delineator #1125) with Kjolhaug Environmental Services (KES) reviewed the aforementioned parcel for potential wetland habitat. The parcel is located in part of the E ½ of Section 13, T29N, R21W, Washington County, Lake Elmo, MN. The site is comprised of four parcels for a total of 98.39 acres. The site was examined in 2005 by Kjolhaug Environmental Services and no wetland was identified within the project area (KES Project # 2005-171, Hutchinson Property, dated August 18th, 2005).

The intent of the site assessment was to determine if wetland was present at the project location and if present determine the extent.

A Project Location Map (Hudson and Stillwater Quads) (**Figure 1**), the Minnesota Department of Natural Resources (MN DNR) Public Water Inventory Map (PWI) (**Figure 2**), the Washington County Soil Survey Map (**Figure 3**), and the National Wetland Inventory (NWI) Map (**Figure 4**) were reviewed prior to the site visit and used in the site review process. Aerial images from 1980, 1981, 1983-2000, 2003, 2004, 2006, 2008, 2009, 2010, and 2013 were examined for cropping history and indicators of hydrology (Appendix A).

The PWI and NWI maps indicate no wetland habitat within the project area. According to the Washington County Soil Survey map, the project area is mapped with Antigo, Campia, Chetek, Comstock, and Crystal Lake (all non-hydric) soil with a small area of Auburndale (Hydric) soil in the SW corner of the site. It should be noted that the parcel to the south of the site was delineated by Kjolhaug Environmental Services in 2013 and a small wetland was identified

south of the area mapped as Auburndale soil, however, the wetland area did not extend onto the Wolter's site.

Site Review

The project area gradually slopes from north to south with a slight drop in elevation across the site. The project area is currently used for agricultural production; the southwest corner of the project area is hardwood forest with a small wetland identified south of the property.

Three areas (Sample Points A, B, and C) were assessed for potential wetland habitat, however, the areas were determined to be non-wetland. All three areas were located within plowed agricultural field and were lacking any vegetation. Sample Point A (SP-A) was located at the north end of a shallow drainage channel that runs from north to south (western channel). Sample Point B (SP-B) was located at the southern end of a shallow drainage channel that runs from north to south (eastern channel). Sample Point C (SP-C) was located at the south end of the western channel (South of SP-A).

Soil borings were taken at each sample area and non-hydric soil was observed at each location. Sample Point A had water within 4" of the soil surface, Sample Points B and C were dry (no water in the borehole, see Data Sheets in Appendix B).

A precipitation graph is included (Figure 5), for the year (From January 1 to April 24th) the area is 0.71" above normal for precipitation, the week prior to the site visit had 1.67" inches of precipitation.

An FSA aerial photo review was performed for the site. Aerial images from 1980, 1981, 1983-2000, 2003, 2004, 2006, 2008, 2009, 2010, and 2013 were examined for cropping history and indicators of hydrology (Appendix A). Precipitation data was obtained from the Minnesota Climatology Working Group Website (<http://climate.umn.edu/doc/historical.htm> Stillwater, MN Station). Antecedent precipitation conditions were compared to available years of imagery; years with normal precipitation conditions were 1980, 1981, 1983, 1984, 1985, 1991, 1992, 1994, 1995, 1996, 2000, 2004, and 2008. An assumed date of July 1st was applied for each image.

According to the WETS table (Figure 6) Sample Point A showed hydrology indicators 23% of the time (3 out of 13 years with normal precipitation), Sample Point B showed hydrology indicators 38% of the time (5 out of 13 years with normal precipitation), and Sample Point C showed hydrology indicators 46% of the time (6 out of 13 years with normal precipitation).

The drainage channels are periodically visible throughout the historical imagery; however, the imagery may be misleading. Because of the ongoing erosion and drainage, signatures are present frequently; KES believes the signatures to be a false positive of hydrology indicators. During the early part of the growing season and into the early part of summer, much of the agricultural field is void of vegetation. During significant rain events, without vegetation to absorb or slow down the energy from the rain event, significant erosion occurs thus washing out the channels. The channels then shows up in aerial imagery (images are generally taken on or around July 1st). By the time the image has been taken the vegetation within the field has shown

significant growth, however, the vegetation within the channel has been washed away, making the area look drowned out or avoided. These areas may look like wetland on the historical images but are temporarily flooded drainage channels lacking persistent hydrology to meet jurisdictional wetland criteria.

Based on this information and the fact that non-hydric soils were observed at each sample location, the areas associated with Sample Points A, B, and C should be considered non-wetland.

Summary

Certified Wetland Delineator, Ben Carlson reviewed the property and did not observe any jurisdictional wetland within the property. The NWI map indicates no wetland habitat within the project boundary; the review areas had non-hydric soils and were lacking persistent hydrology indicators based on the long term photographic record.

If you have any questions regarding this project, or need additional information, please do not hesitate to call me at 612-237-5996.

Thank you,

A handwritten signature in cursive script that reads "Ben Carlson".

Ben Carlson, WDC (#1125)

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempksi, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4285

Date: June 26, 2014

To: Kyle Klatt, Planning Director
Cc: Nick Johnson, City Planner
Ryan Stempksi, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer
Re: Easton Village
Preliminary Plat Review

An engineering review has been completed for the Easton Village development. A Preliminary Plan submittal was received on June 16, 2014. The submittal consisted of the following documentation prepared by Erickson Civil:

- Preliminary Plans dated June 12, 2014.
- An updated Preliminary Storm Water Drainage Report was not provided.

STATUS/FINDINGS: Engineering review comments are as outlined below. Comments that are underlined indicate potential site plan changes that may impact the preliminary or final plat:

AGENCY AND THIRD PARTY APPROVALS

- The City must receive copies of the written approvals from Washington County to verify the proposed access to Manning Avenue (CSAH 15) together with any County requirements. Turn lane, by-pass lane and other improvements on Manning Avenue as required by Washington County must be identified and incorporated into the plans at the developer's cost.
- Union Pacific Railroad must provide approval of the location and profile of the proposed street and utility crossings.
- The City must receive copies of the written approvals from Northern Natural Gas for the proposed locations and profiles of the multiple street and utility crossings. Any conditions of approval must be provided.
- The proposed drainage plan indicates the direct discharge of storm water runoff from the site to the property to the south. The applicant must submit written permission from the impacted property owner acknowledging and consenting to this discharge location, volume and rate(s).
- Plan revisions are necessary to fully incorporate and comply with the Lake Elmo engineering design standards. Any changes proposed in the Lake Elmo engineering design standards, standard details, plan notes, or specifications must be clearly identified in a "change request" letter by the developer's engineer and submitted for consideration.
- The plans must include all applicable City standard details and must use City standard plan notes for the applicable plan sheets. All other plan notes must be removed where they duplicate or contradict the City standards. Plan standard details shall retain the Lake Elmo title block to indicate no changes.
- The phasing plan requires utilities to be extended within the street R/W of future street phases. The final design of these streets will be required as part of the Phase 1 approvals to initiate construction.
- Easement widths appear to provide the 30 foot minimum utility width. Additional easements and amendments may be required as the plan continues to evolve through the process.

WATERMAIN AND SANITARY SEWER PLANS

- Watermain stubs to adjacent property and pipe oversizing will continue to be reviewed by City staff as the development progresses forward and oversizing routes may need to be changed as part of the final construction plans. Watermain oversizing is paid by the City as a reimbursement addressed within the development agreement.
- Sanitary sewer pipe stubs to adjacent property and pipe oversizing will continue to be reviewed by City staff as the development progresses forward. Revisions may need to be incorporated as part of the final construction plans. Sewer pipe oversizing has been accounted for through the Village East Trunk Sanitary Sewer project. Therefore, the sewer pipe oversizing must be installed at no cost to the City.
- A minimum of 10 feet of separation must be provided between the watermain and storm sewer along Lot 19, Block 3; Lot 5, Block 5; and Lots 16-22, Block 9.
- City Standard Plan Notes must be added to all applicable utility plan sheets. All other plan notes must be removed where they duplicate or contradict the City Standards.

GRADING, STORM WATER MANAGEMENT AND EROSION CONTROL AND STORM SEWER SYSTEM

- Preliminary Plat approval should be contingent upon additional plan revisions needed to provide a grading plan, storm water management plan and storm sewer system that complies with the requirements of the City of Lake Elmo Engineering Design Standards Manual. The latest version of the preliminary plans, dated June 12, 2014, will require additional site plan modifications to design a comprehensive drainage system that provides adequate flood protection for the proposed building lots, provides positive drainage across the development without the creation of flat low areas or landlocked drainage areas, and constructs a storm sewer system that complies with minimum City construction standards to result in a functional storm sewer infrastructure that is not subject to early failure. Plan modifications will be necessary to meet these requirements and standards and must be completed prior to grading operations or start of construction. Specific issues that will need to be addressed include but is not limited to the following:
 - The site plan is dependent upon and subject to a storm water management plan meeting State, VBWD and City rules and regulations. Storm water facilities proposed as part of the site plan to meet VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual.
 - The general drainage system consists of flat low lying areas in the rear yards of most lots, flat vegetated swales and emergency overflow points that tend to equalize the storm water between low areas rather than provide for positive storm water drainage. The design results in localized landlocked drainage basins and rear yards that will remain wet for significant periods of time following each rain event. The general drainage system should be revised to provide positive storm water drainage across the development through a conveyance system that flows from low area to low area until it discharges to the storm water infiltration and pond facilities constructed for the development.
 - The storm sewer system or grading plans must be revised to provide the City standard **minimum** pipe cover of 3.5 feet. Throughout the site plan the storm sewer minimum cover has not been provided, specifically in low areas. Additional vertical elevation is needed in these locations to result in a site design that coordinates the constructability and functionality for the street design, storm sewer design, grading and drainage requirements, and emergency overflow requirements.
 - Drain tile is required as part of the City standard street section at all localized low points in the street. Drain tile considerations may impact the storm sewer design and depth requirements at low points.
 - The storm water pond 100-year HWL in Outlot B encroaches onto Lots 11-19, Block 5.
 - The 100-year HWL elevations for all low areas adjacent to streets and trail must be one foot below the sub base for the adjacent street and trail.
 - Lot, grading and/or emergency overflow revisions are necessary to provide minimum required flood protection for some lots. Building low opening elevations must be a minimum 1 ft. above an adjacent overland EOF. The building pad type may need to be revised.
 - EOF's for landlocked drainage areas, if allowed to be incorporated into the site design, must be set at the 100-year HWL for back to back storm events.

- Catch basin low points have been located along rear and side yard swales throughout development and a 100-year HWL has been identified. The actual 100-year HWL contour must be shown on the plans to verify that the HWL is fully contained within a drainage and utility easement.
- The 100-year HWL calculations should be provided to support the flood elevations on the site.

STREET AND TRAIL PLANS

- Two trail crossings along Village Parkway require additional staff review for safety considerations.
- The UP Railroad street crossing design has been provided to comply with Quiet Zone design requirements. A transportation railroad engineer should be retained to review the proposed Village Parkway alignment at the UP Rail crossing and quiet zone design elements.
- Planning, engineering and public works should jointly review the street “eyebrow” designs to establish City geometric guidelines.
- Planning should review the proposed lighting standard detail to determine if it is consistent with the City selected Xcel standard pole.



Public Works Department

Donald J. Theisen, P.E.
Director

Wayne H. Sandberg, P.E.
Deputy Director/County Engineer

June 24, 2014

Nick Johnson
Planner
City of Lake Elmo
3600 Laverne Avenue North
Lake Elmo, MN 55042

RE: Washington County comments on the Preliminary Plat for the Easton Village Residential Development in the City of Lake Elmo

Dear Mr. Johnson,

Thank you for providing the county with the concept plan of the Easton Village Residential subdivision in Section 13, Township 29, Range 21 along County State Aid Highway (CSAH) 15/ Manning Avenue, City of Lake Elmo. The project will consist of 217 single family residential lots on 98.47 acres of property. Based on review of the plans, we offer the following comments and recommendations to consider as you process this subdivision application through the City of Lake Elmo:

- The proposed access point on CSAH 15/Manning Avenue is acceptable to the County; however, as indicated to the city previously, there should be consideration whether this access should be temporary or permanent. A collector roadway is identified in the center of the subdivision that will connect 30th Street to Trunk Highway (TH) 5 which will then provide a sub-regional connection to the County Highway system. Providing a direct link to CSAH 15/Manning Avenue at this location may influence the future function of the local street to a collector roadway. According to the *Trip Generation Manual, 7th Addition ITE, 2003*, this development will generate 2076 Average Vehicle Trips (AVT) per day which can be accommodated by the new collector street.
- The Functional Classification of CSAH 15/ Manning Avenue is "A" Minor Arterial Roadway, expander category. The future right-of-way requirement within this section of roadway is 184 feet. As part of the subdivision plat, there should be an additional 32 feet of right-of way dedicated to Washington County. The preliminary plat identifies this as a 36 foot right-of- way easement. The final plat should reflect right-of-way dedication.
- The 2012 Traffic Volumes on this section of roadway is 12,600 Average Daily Trips (ADT) according to the Washington County 2012 Traffic Volumes Map. The Washington County Traffic Study prepared for the Washington County Comprehensive Plan 2030, has estimated that traffic will increase to 15,400 TPD by 2030.
- Since the proposed project will generate additional traffic on CSAH 15/Manning Avenue, functionally classified as an "A" Minor Arterial Roadway, improvements to CSAH 15/Manning Avenue will need to be provided for access to the roadway. These improvements should include a left and right turn lanes on the southbound

lane and a left turn lane on the northbound lane on CSAH 15 in order to provide through traffic moving and provide additional safety by protecting turning traffic. The county, city and the developer will continue to define the specific scope of improvements as it relates to the current Manning Avenue study and future county roadway projects.

- A right-of way permit will be required for any work in the CSAH 15 right-of way as it relates to the development. A plan set is required with the application and include any grading, installation of culverts, installation of water and sewer services, left and right turn lanes on CSAH 15/Manning Avenue, parallel trail grading, signage and any landscaping and other improvements within county right-of-way.
- The proposed project will generate pedestrian/bicycle traffic on CSAH 15/ Manning Avenue. Pedestrians from the future development will need to access any proposed off road trail on CSAH 15/Manning Avenue.
- The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume and rate of stormwater run-off into the county right-of way will not increase as part of the project.

As the developer plans the stormwater facilities on this property, there should be consideration for setbacks from county right-of-way and perimeter landscape elements and berming.

- Access control must be dedicated to Washington County along the CSAH 15/Manning Avenue, except for the opening corresponding to the City's right of way for the local street.
- Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds.

County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.

Easton Village
June 25, 2014
Page 3

Thank you for the opportunity to comment on this preliminary plat. If you have any questions, please contact me at 651-430-4362 or ann.pung-terwedo@co.washington.mn.us. For permit applications, please contact Carol Hanson at Carol.hanson@co.washington.mn.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Pung-Terwedo". The signature is fluid and cursive, with the first name "Ann" and last name "Terwedo" clearly distinguishable.

Ann Pung-Terwedo
Senior Planner

C: Carol Hanson, Office Specialist

R/Plat Reviews/City of Lake Elmo/Easton Village 6-25-2014

LANDSCAPE ARCHITECTURE INCORPORATED

www.landarcinc.com

EASTON VILLAGE – DESIGN REVIEW REPORT
LAKE ELMO, MN

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED JUNE 25TH, 2014

REVIEWED PLAN SET DATED MAY 7TH, 2014

Required Action Items by Easton Village Project Team

1. Per ordinance 08-077, passed 5-07-2013: Article VI – Environmental Performance Standards under 154.258 Landscape Requirements, A.
"The landscape plan shall be prepared by a landscape architect"

Please resubmit drawings using the current zoning code as well as with the appropriate design professional for this work as required by code.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.



STEPHEN MASTEY, ASLA, CLARB, LEED AP BD+C
DIRECTOR OF DESIGN

EASTON VILLAGE

LAKE ELMO, MINNESOTA

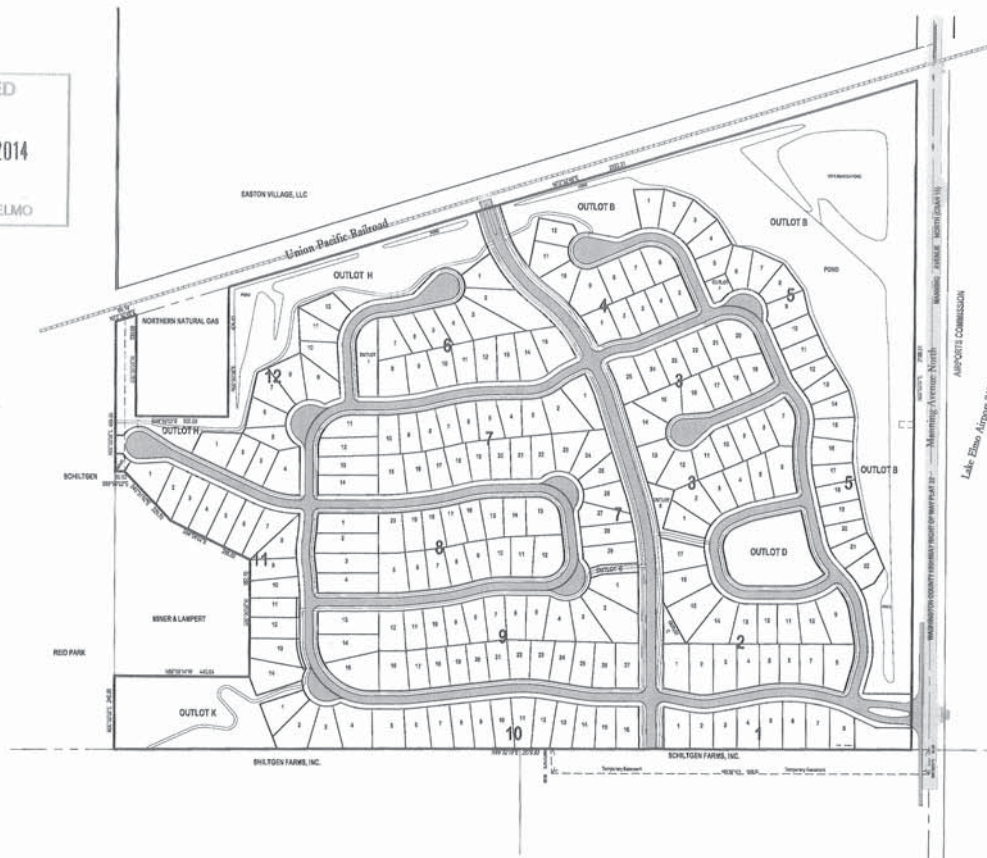
PRELIMINARY PLAT

MAY 7, 2014

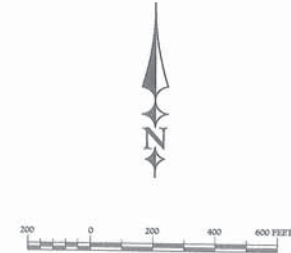
RECEIVED

JUN 13 2014

CITY OF LAKE ELMO



217 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION



GRAPHIC SCALE

Site Location Map



PLAN SHEET INDEX:

SHEET NO.	SHEET ID	DESCRIPTION
1	C1	TITLE SHEET
2	C2	EXISTING CONDITIONS
3	C3	EXISTING CONDITIONS
4	C4	EXISTING CONDITIONS
5	C5	OVERALL SITE & NEA CALCULATIONS
6	C6	PRELIMINARY LAYOUT PLAN
7	C7	PRELIMINARY LAYOUT PLAN
8	C8	PRELIMINARY LAYOUT PLAN
9	C9	STREET PLAN
10	C10	STREET PLAN
11	C11	STREET PROFILES
12	C12	STREET PROFILES
13	C13	STREET PROFILES
14	C14	ARCHITECTURAL CONTROL PLAN
15	C15	ARCHITECTURAL CONTROL PLAN
16	C16	ARCHITECTURAL CONTROL PLAN
17	C17	SHADING PLAN
18	C18	SHADING PLAN
19	C19	SHADING PLAN
20	C20	SHADING PLAN
21	C21	SHADING PLAN
22	C22	SHADING PLAN
23	C23	SHADING PLAN
24	C24	UTILITY PLAN
25	C25	UTILITY PLAN
26	C26	UTILITY PLAN
27	C27	UTILITY PLAN
28	C28	UTILITY PLAN
29	C29	UTILITY PLAN
30	C30	DETAILS
31	C31	DETAILS
32	C32	DETAILS
33	C33	DETAILS
34	C34	LANDSCAPE PLAN
35	C35	LANDSCAPE PLAN
36	C36	LANDSCAPE PLAN
37	C37	LANDSCAPE PLAN

PROPERTY LEGAL DESCRIPTION:

That part of the south half of the Northwest Quarter and the north half of the Southeast Quarter, Section 13, Township 29 North, Range 21 West, Washington County, Minnesota, described as follows:

Beginning at the west quarter corner of Section 13, Township 29 North, Range 21 West, Washington County, Minnesota, thence South 89 degrees 30 minutes, 10 seconds West along the South line of said Northwest Quarter, a distance of 154.43 feet to the point of beginning, thence North 00 degrees 00 minutes 00 seconds East a distance of 1321.15 feet, thence North 89 degrees 30 minutes 10 seconds East a distance of 2579.33 feet, thence North 00 degrees 00 minutes 00 seconds East a distance of 240.00 feet, thence North 89 degrees 30 minutes 10 seconds East a distance of 440.04 feet, thence South 00 degrees 00 minutes 00 seconds East a distance of 392.72 feet, thence South 84 degrees 36 minutes 02 seconds East a distance of 298.85 feet, thence South 43 degrees 31 minutes 02 seconds East a distance of 220.72 feet, thence South 89 degrees 30 minutes 10 seconds East a distance of 16.18 feet, thence South 00 degrees 00 minutes 00 seconds East a distance of 424.41 feet, thence North 72 degrees 32 minutes 40 seconds East a distance of 2322.31 feet, thence South 00 degrees 00 minutes 00 seconds East a distance of 867.35 feet more or less to the point of beginning.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE CITY OF LAKE ELMO

ERICKSON CIVIL

333 North Main Street, Suite 201
Burnsville, Minnesota 55302
Phone: (612) 299-3886
www.ericksoncivil.com

DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
TODD A. ERICKSON, P.E.
40418
LICENSE NO.
06/12/2014
DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

PROJECT TITLE
DATE
REVISION
DESCRIPTION
DATE

GRID: 13-114
DRAWN BY: TAE, JSR
CHECKED BY: TAE

SHEET TITLE
TITLE SHEET

SHEET NO.
C1
SHEET 1 OF 37



Total Parcel Area = 98.47 acres

LEGEND

- PROPERTY BOUNDARY
- EXISTING 2-FT CONTOUR
- TREE/BRUSH REMOVAL AREA = 1.16 ACRES

PARCEL INFO

- 1) PARCEL COMPOSES OF THE FOLLOWING PID NUMBERS: 13.029.21.14.002, 13.029.21.41.004, 13.029.21.42.001
- 2) EXISTING ZONING: RT - RURAL TRANSITIONAL ZONING
- 3) COMPREHENSIVE PLAN: VILLAGE (URBAN LOW DENSITY RESIDENTIAL (1.5 - 2.5 UNITS PER ACRE))
- 4) PROPOSED ZONING: LDR - URBAN LOW DENSITY RESIDENTIAL

NOTES

- 1) PROPERTY LINES PROVIDED BY FFE, INC. SURVEY. AERIAL PHOTO PROVIDED BY WASHINGTON COUNTY FOR THIS PROJECT. CONTOURS PROVIDED BY DNR LEAS DATA. ERICKSON CIVIL OFFERS NO GUARANTEE AS TO THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
- 2) 2011 AERIAL PHOTO.

ERICKSON CIVIL

331 North Main Street, Suite 201
St. Paul, Minnesota 55102
Phone (612) 305-3894

www.ericksoncivil.com

DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

THOD A. ERICKSON, PE
40418
LICENSE NO.
06/12/2014
DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

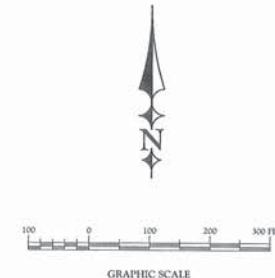
EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

NO.	REVISION	DATE

JOB NO. 13-114
DRAWN BY: TAE, JSR
CHECKED BY: TAE

SHEET TITLE
EXISTING
CONDITIONS

SHEET NO.
C2
SHEET 2 OF 37



- LEGEND**
- PROPERTY BOUNDARY
 - - - EXISTING 2-FT CONTOUR
 - ▨ TREES/BRUSH REMOVAL AREA = 1.16 ACRES
 - SIGNIFICANT DECIDUOUS TREE SCHEDULED FOR REMOVAL WITH ID
 - SIGNIFICANT CONIFEROUS TREE SCHEDULED FOR REMOVAL WITH ID
 - ORANGE TREE PROTECTIVE FENCING

- PARCEL INFO**
- 1) PARCEL COMPRISES OF THE FOLLOWING PD NUMBERS: 13.029.21.14.0002, 13.029.21.41.0001, 13.029.21.42.0001
 - 2) EXISTING ZONING: RT - RURAL TRANSITIONAL ZONING
 - 3) COMPREHENSIVE PLAN: VILLAGE URBAN LOW DENSITY RESIDENTIAL (1.5 - 2.5 UNITS PER ACRE)
 - 4) PROPOSED ZONING: LDR - URBAN LOW DENSITY RESIDENTIAL

- NOTES**
- 1) PROPERTY LINES PROVIDED BY FEE, INC. SURVEY. AERIAL PHOTO PROVIDED BY WASHINGTON COUNTY FOR THIS PROJECT. CONTOURS PROVIDED BY ONE LEAN DATA. ERICKSON CIVIL OFFERS NO GUARANTEE AS TO THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
 - 2) 2011 AERIAL PHOTO.

TREE REMOVAL SCHEDULE

TREE ID	TYPE / SIZE (DIA.)	TREE ID	TYPE / SIZE (DIA.)
1009	ELM 12	1064	ELM 6
1010	BOX ELDER 6	1065	ELM 14
1011	ELM 12	1066	ELM DBL 16
1012	ELM 14	1067	ELM 6
1014	ELM 18 DEAD	1068	ELM 22
1015	ELM 20 POOR	1069	ELM 8
1016	ELM 14	1070	ELM 23
1017	ELM 6	1071	ELM 36
1020	ELM 20	1072	ELM DBL 30 22
1021	ELM 30	1073	ELM DBL 30 22
1022	ELM 18	1074	ELM DBL 30 22
1023	ELM 20	1075	ELM 30 POOR
1024	ELM 22	1076	ELM 6
1025	ASH 6	1077	ELM DBL 24
1026	BLACK CHERRY 6	1078	BLACK CHERRY 10
1027	ELM 6	1079	BLACK CHERRY 6
1028	ELM 24	1080	WHITE OAK 36
1029	ELM DBL 14	1081	WHITE OAK 24
1030	ELM 6	1082	WHITE OAK 24
1031	ELM 12	1083	BLACK CHERRY 8
1032	ELM 6	1084	POPLAR 10
1033	ELM 16	1085	POPLAR 8
1034	BOX ELDER 20	1086	ELM 6
1035	BOX ELDER 24		
1036	ELM 6		
1037	BOX ELDER 6		
1038	WHITE SPRUCE 14		
1040	DEAD 18		
1041	BOX ELDER 30		
1042	ELM 14		
1043	ELM 24 POOR		
1044	ELM 20		
1045	ELM 22		
1046	BOX ELDER 10		
1047	ELM 20		
1048			
1049			
1050			

SIGNIFICANT TREES TO BE REMOVED:

- 1025 6" ASH
- 1026 6" BLACKCHERRY
- 1038 14" WHITE SPRUCE
- 1076 6" OAK

NOTE:

MOST ELM TREES WERE FOUND IN POOR OR DEGRADED CONDITION AND THE AREA HAS EXPERIENCED A BLOWDOWN OF NUMBER OF EXISTING TREES.

ERICKSON CIVIL

331 North Main Street, Suite 201
St. Cloud, Minnesota 56302
Phone: 820.309.3001
www.ericksoncivil.com

DRAWING PHASE:

- OWNER REVIEW
- AGENCY REVIEW
- BID DOCUMENT
- FOR CONSTRUCTION
- AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
TODD A. ERICKSON, P.E.
40418
LICENSE NO.
06/12/2014
DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42, WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

PROJECT TITLE

DATE

REVISIONS

NO.

DATE

13-114

DESIGNED BY: TAE, JSR

DRAWN BY: TAE

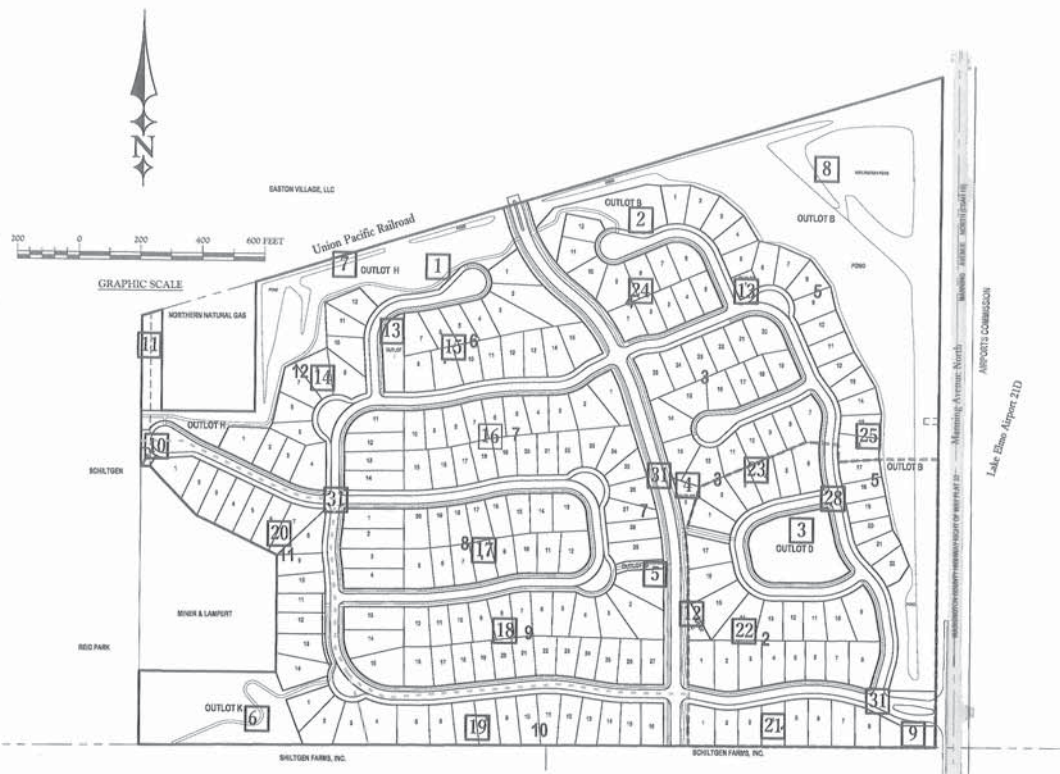
SHEET TITLE

EXISTING CONDITIONS

SHEET NO.

C4

SHEET 6 OF 27



LEGEND

	PROPERTY BOUNDARY
	AREA ID
	PHASE I (FINAL PLAT 2014)

PARCEL INFO

- 1) PARCEL COMPRISES OF THE FOLLOWING PD NUMBERS: 13.028.21.14.0002, 13.028.21.41.0001, 13.028.21.42.0001
- 2) EXISTING ZONING: RT - RURAL TRANSITIONAL ZONING
- 3) COMPREHENSIVE PLAN: VILLAGE URBAN / LOW DENSITY RESIDENTIAL (1.5-2.5 UNITS PER ACRE)
- 4) PROPOSED ZONING: LDR - URBAN / LOW DENSITY RESIDENTIAL

DEVELOPMENT STANDARDS

FRONT SETBACK	20'
GARAGE SIDE SETBACK	0'
REAR SETBACK (CORNER LOTS)	10'
HOUSE SIDE SETBACK	10'
REAR SETBACK	20'
TYPICAL LOT WIDTH	60'
TYPICAL LOT DEPTH	130'
SIDE YARD EASEMENT	8'
FRONT AND REAR EASEMENT	10'
MINIMUM LOT SIZE	1,100 SQ. FT.
AVERAGE LOT SIZE	10,013 SQ. FT.
MIN. BASEMENT ELEVATION ABOVE 100 YEAR FIRM	2'

* UNLESS SHOWN ON PRELIMINARY LAYOUT

NOTE: DRAINAGE AND UTILITY EASEMENTS SHOWN FOR 100-YEAR FIRM OF FLOODING AREAS

OUTLOT TABLE:

NAME	USE	OWNERSHIP	SIZE (ACRES)
OUTLOT 1	DRIVEWAY	OWN	0.30
OUTLOT 2	DRIVEWAY	OWN	0.30
OUTLOT 3	DRIVEWAY	OWN	0.30
OUTLOT 4	DRIVEWAY	OWN	0.30
OUTLOT 5	DRIVEWAY	OWN	0.30
OUTLOT 6	DRIVEWAY	OWN	0.30
OUTLOT 7	DRIVEWAY	OWN	0.30
OUTLOT 8	DRIVEWAY	OWN	0.30
OUTLOT 9	DRIVEWAY	OWN	0.30
OUTLOT 10	DRIVEWAY	OWN	0.30
OUTLOT 11	DRIVEWAY	OWN	0.30
OUTLOT 12	DRIVEWAY	OWN	0.30
OUTLOT 13	DRIVEWAY	OWN	0.30
OUTLOT 14	DRIVEWAY	OWN	0.30
OUTLOT 15	DRIVEWAY	OWN	0.30
OUTLOT 16	DRIVEWAY	OWN	0.30
OUTLOT 17	DRIVEWAY	OWN	0.30
OUTLOT 18	DRIVEWAY	OWN	0.30
OUTLOT 19	DRIVEWAY	OWN	0.30
OUTLOT 20	DRIVEWAY	OWN	0.30
OUTLOT 21	DRIVEWAY	OWN	0.30
OUTLOT 22	DRIVEWAY	OWN	0.30
OUTLOT 23	DRIVEWAY	OWN	0.30
OUTLOT 24	DRIVEWAY	OWN	0.30
OUTLOT 25	DRIVEWAY	OWN	0.30
OUTLOT 26	DRIVEWAY	OWN	0.30
OUTLOT 27	DRIVEWAY	OWN	0.30
OUTLOT 28	DRIVEWAY	OWN	0.30
OUTLOT 29	DRIVEWAY	OWN	0.30
OUTLOT 30	DRIVEWAY	OWN	0.30
OUTLOT 31	DRIVEWAY	OWN	0.30
OUTLOT 32	DRIVEWAY	OWN	0.30
OUTLOT 33	DRIVEWAY	OWN	0.30
OUTLOT 34	DRIVEWAY	OWN	0.30
OUTLOT 35	DRIVEWAY	OWN	0.30
OUTLOT 36	DRIVEWAY	OWN	0.30
OUTLOT 37	DRIVEWAY	OWN	0.30
OUTLOT 38	DRIVEWAY	OWN	0.30
OUTLOT 39	DRIVEWAY	OWN	0.30
OUTLOT 40	DRIVEWAY	OWN	0.30
OUTLOT 41	DRIVEWAY	OWN	0.30
OUTLOT 42	DRIVEWAY	OWN	0.30
OUTLOT 43	DRIVEWAY	OWN	0.30
OUTLOT 44	DRIVEWAY	OWN	0.30
OUTLOT 45	DRIVEWAY	OWN	0.30
OUTLOT 46	DRIVEWAY	OWN	0.30
OUTLOT 47	DRIVEWAY	OWN	0.30
OUTLOT 48	DRIVEWAY	OWN	0.30
OUTLOT 49	DRIVEWAY	OWN	0.30
OUTLOT 50	DRIVEWAY	OWN	0.30
OUTLOT 51	DRIVEWAY	OWN	0.30
OUTLOT 52	DRIVEWAY	OWN	0.30
OUTLOT 53	DRIVEWAY	OWN	0.30
OUTLOT 54	DRIVEWAY	OWN	0.30
OUTLOT 55	DRIVEWAY	OWN	0.30
OUTLOT 56	DRIVEWAY	OWN	0.30
OUTLOT 57	DRIVEWAY	OWN	0.30
OUTLOT 58	DRIVEWAY	OWN	0.30
OUTLOT 59	DRIVEWAY	OWN	0.30
OUTLOT 60	DRIVEWAY	OWN	0.30
OUTLOT 61	DRIVEWAY	OWN	0.30
OUTLOT 62	DRIVEWAY	OWN	0.30
OUTLOT 63	DRIVEWAY	OWN	0.30
OUTLOT 64	DRIVEWAY	OWN	0.30
OUTLOT 65	DRIVEWAY	OWN	0.30
OUTLOT 66	DRIVEWAY	OWN	0.30
OUTLOT 67	DRIVEWAY	OWN	0.30
OUTLOT 68	DRIVEWAY	OWN	0.30
OUTLOT 69	DRIVEWAY	OWN	0.30
OUTLOT 70	DRIVEWAY	OWN	0.30
OUTLOT 71	DRIVEWAY	OWN	0.30
OUTLOT 72	DRIVEWAY	OWN	0.30
OUTLOT 73	DRIVEWAY	OWN	0.30
OUTLOT 74	DRIVEWAY	OWN	0.30
OUTLOT 75	DRIVEWAY	OWN	0.30
OUTLOT 76	DRIVEWAY	OWN	0.30
OUTLOT 77	DRIVEWAY	OWN	0.30
OUTLOT 78	DRIVEWAY	OWN	0.30
OUTLOT 79	DRIVEWAY	OWN	0.30
OUTLOT 80	DRIVEWAY	OWN	0.30
OUTLOT 81	DRIVEWAY	OWN	0.30
OUTLOT 82	DRIVEWAY	OWN	0.30
OUTLOT 83	DRIVEWAY	OWN	0.30
OUTLOT 84	DRIVEWAY	OWN	0.30
OUTLOT 85	DRIVEWAY	OWN	0.30
OUTLOT 86	DRIVEWAY	OWN	0.30
OUTLOT 87	DRIVEWAY	OWN	0.30
OUTLOT 88	DRIVEWAY	OWN	0.30
OUTLOT 89	DRIVEWAY	OWN	0.30
OUTLOT 90	DRIVEWAY	OWN	0.30
OUTLOT 91	DRIVEWAY	OWN	0.30
OUTLOT 92	DRIVEWAY	OWN	0.30
OUTLOT 93	DRIVEWAY	OWN	0.30
OUTLOT 94	DRIVEWAY	OWN	0.30
OUTLOT 95	DRIVEWAY	OWN	0.30
OUTLOT 96	DRIVEWAY	OWN	0.30
OUTLOT 97	DRIVEWAY	OWN	0.30
OUTLOT 98	DRIVEWAY	OWN	0.30
OUTLOT 99	DRIVEWAY	OWN	0.30
OUTLOT 100	DRIVEWAY	OWN	0.30

AREA CALCULATION:

Area ID	Block or Outlot	Square Feet	Acres
PARK AREA	Park Area 1	10,130	0.23
	Park Area 2	43,622	1.00
	Park Area 3	58,187	1.33
	Park Area 4	11,102	0.25
	Park Area 5	4,733	0.11
	Park Area 6	119,877	2.73
Subtotal			7.98
OPEN SPACE	Open Space 1	26,972	0.62
	Open Space 2	196,000	4.50
	Open Space 3	72,954	1.67
	Open Space 4	13,481	0.31
	Open Space 5	20,776	0.48
	Open Space 6	31,095	0.71
	Open Space 7	19,974	0.46
	Open Space 8	8,998	0.21
	Open Space 9	22,597	0.52
	Open Space 10	5,171	0.12
	Open Space 11	11,638	0.27
	Open Space 12	29,431	0.68
	Open Space 13	18,073	0.41
	Open Space 14	4,290	0.10
	Subtotal		21.27
LOT AREA	Lot Area 1	125,010	2.86
	Lot Area 2	15,888	0.36
	Lot Area 3	119,188	2.75
	Lot Area 4	254,250	5.84
	Lot Area 5	25,719	0.59
	Lot Area 6	221,305	5.04
	Lot Area 7	99,142	2.28
	Lot Area 8	62,437	1.43
	Lot Area 9	108,232	2.47
	Lot Area 10	134,043	3.05
	Lot Area 11	283,723	6.51
	Lot Area 12	48,808	1.12
	Lot Area 13	157,607	3.59
Subtotal			49.88
RIGHT OF WAY	Right of Way Area 1	18,256	0.42
	Subtotal		18.37
AREA CALCULATION SUMMARY			
PARK AREA			7.98
OPEN SPACE			21.27
LOT AREA			49.88
RIGHT OF WAY			18.37
WETLANDS/PONDS/DRAINAGE			9.14
STEEP SLOPE AREAS			2.69
TOTAL PROPERTY AREA			94.47
TOTAL PROPOSED LOTS			217
PERCENT OF OPEN SPACE/PARK			29.2%
GROSS DENSITY			2.20
NET DENSITY*			2.80

* Net Density = (Total Lots / (Total Property Area - Wetlands/Ponds/Drainage - Steep Slope Areas))

ERICKSON CIVIL

131 North Main Street, Suite 201
St. Paul, Minnesota 55102
Phone (612) 339-3851
www.ericksoncivil.com

DRAWING PHASE:

<input type="checkbox"/>	OWNER REVIEW
<input checked="" type="checkbox"/>	AGENCY REVIEW
<input type="checkbox"/>	NO DOCUMENT
<input type="checkbox"/>	FOR CONSTRUCTION
<input type="checkbox"/>	AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

WOOD A. ERICKSON, PE
40418
LICENSE NO.
06/12/2014
DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

**EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA**

NO.	REVISION DESCRIPTION	DATE

GEN: 13-114

DRAWN: TAE, JSR

DESIGNED: TAE

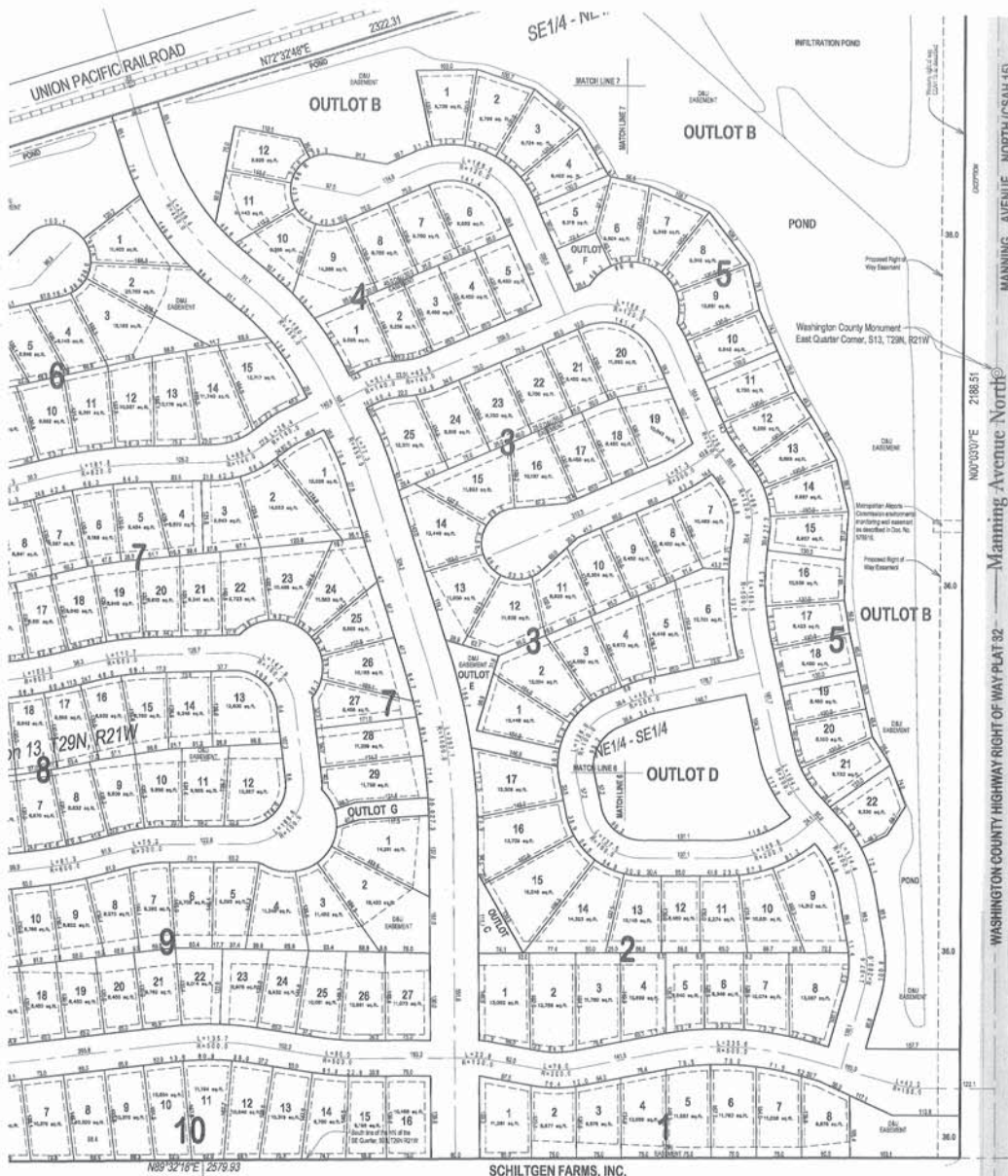
SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NO.

C5

SHEET 5 OF 37



LAKE ELMO AIRPORT 21D

LEGEND

PROPERTY BOUNDARY

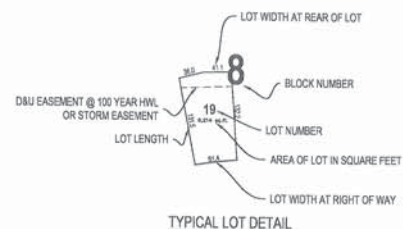
DEVELOPMENT STANDARDS

FRONT SETBACK	25'
REAR SETBACK	10'
SIDE SETBACK (CORNER LOTS)	15'
HOUSE SIDE SETBACK	10'
REAR SETBACK	20'
TYPICAL LOT WIDTH	65'
TYPICAL LOT DEPTH	130'
SIDE YARD EASEMENT	5'
FRONT AND REAR EASEMENT	10'
MINIMUM LOT SIZE	8,100 SQ. FT.
AVERAGE LOT SIZE	10,400 SQ. FT.
MIN. BASEMENT ELEVATION ABOVE 100 YEAR HWL	2'

* UNLESS SHOWN ON PRELIMINARY LAYOUT
NOTE: DRAINAGE AND UTILITY EASEMENTS SHOWN FOR 100-YEAR HWL OF PONING AREAS

NOTES

- 1) BOUNDARY BASED ON SURVEY BY PFE, INC.
- 2) BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE NORTH SYSTEM.



TYPICAL LOT DETAIL



PROPOSED TYPICAL EASEMENT DETAIL

NOTE: EASEMENTS GREATER THAN THE TYPICAL WIDTHS SHOWN ABOVE WILL BE SHOWN ON THE PLAN FOR STORM POND 100-YEAR HWL AND FOR ADDITIONAL WIDTH FOR ACCESS TO PIPES AND PONDS. SEE DETAIL ABOVE FOR DEPICTION OF THIS TYPE OF EASEMENT.

ERICKSON CIVIL

833 North Main Street, Suite 201
St. Paul, Minnesota 55102
Phone (612) 339-3800
www.ericksoncivil.com

DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

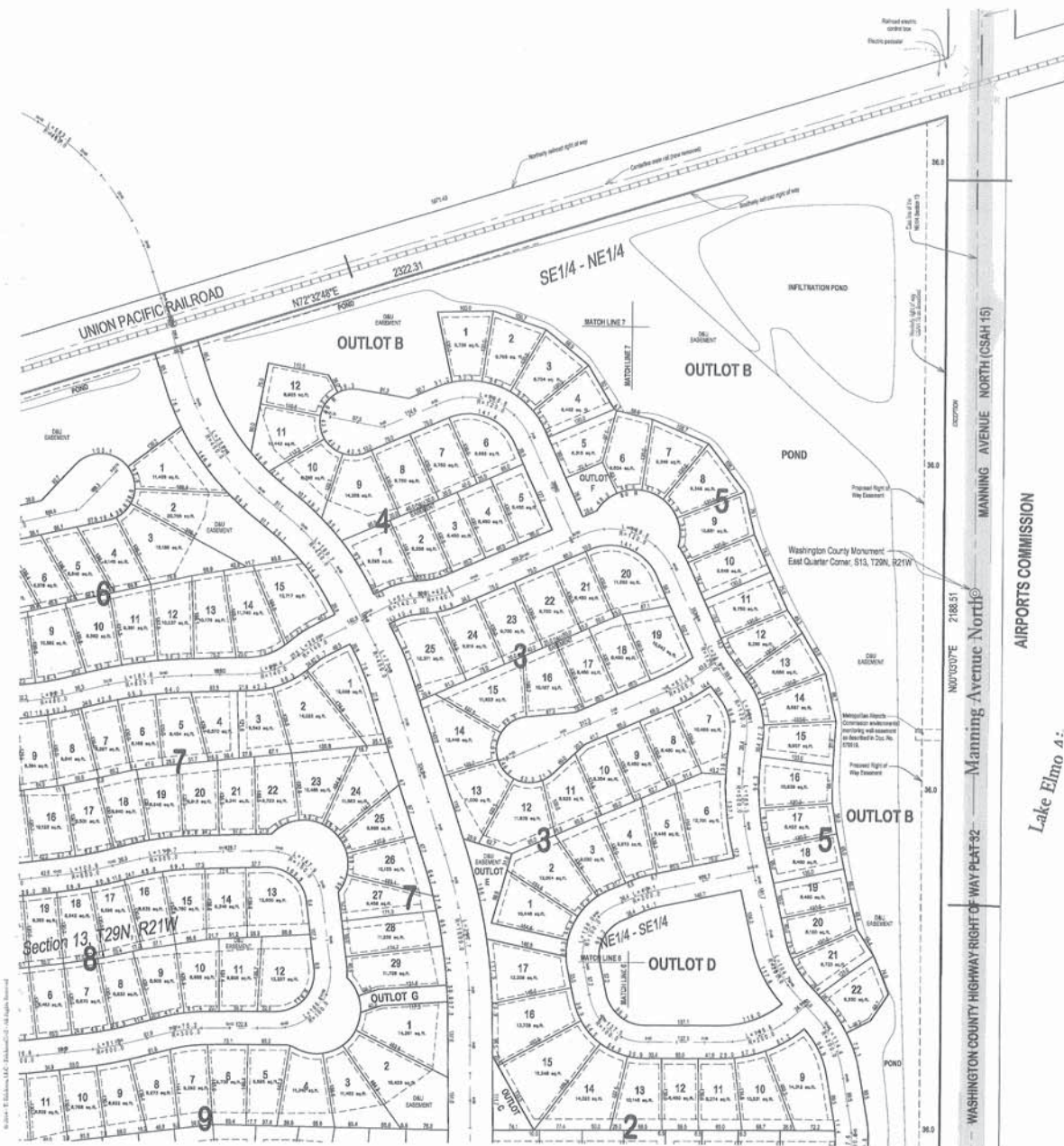
1600 A. ERICKSON, P.E.
40418
LICENSE NO.
06/12/2014
DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

PROJECT TITLE	DATE
REVISION	DESCRIPTION
NO.	

DATE: 12-1-14
DRAWN BY: TAE, JSR
CHECKED BY: TAE
SHEET TITLE:
PRELIMINARY SITE PLAN
SHEET NO.
C6
SHEET 6 OF 37



LEGEND

— PROPERTY BOUNDARY

DEVELOPMENT STANDARDS

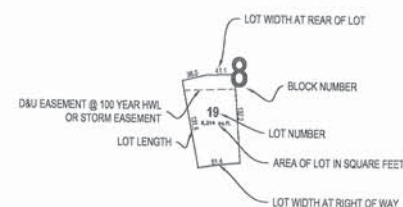
FRONT SETBACK	25'
GARAGE SIDE SETBACK	5'
SIDE SETBACK (CORNER LOTS)	19'
HOUSE SIDE SETBACK	10'
REAR SETBACK	20'
TYPICAL LOT WIDTH	60'
TYPICAL LOT DEPTH	130'
SIDE YARD EASEMENT	5'
FRONT AND REAR EASEMENT	10'
MINIMUM LOT SIZE	6,100 SQ. FT.
AVERAGE LOT SIZE	12,498 SQ. FT.
MIN. BASEMENT ELEVATION ABOVE 100-YEAR HWL	2'

*UNLESS SHOWN ON PRELIMINARY LAYOUT

NOTE: DRAINAGE AND UTILITY EASEMENTS SHOWN FOR 100-YEAR HWL OF PONDING AREAS

NOTES

- 1) BOUNDARY BASED ON SURVEY PROVIDED BY PFE, INC.
- 2) BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE MAPS SYSTEM.



TYPICAL LOT DETAIL



PROPOSED TYPICAL EASEMENT DETAIL

NOTE: EASEMENTS GREATER THAN THE TYPICAL WIDTHS SHOWN ABOVE WILL BE DEPICTED ON THE PLAN FOR STORM PONDS 100-YEAR HWL AND FOR ADDITIONAL WIDTH FOR ACCESS TO PIPES AND PONDS. SEE DETAIL ABOVE FOR DEFINITION OF THIS TYPE OF EASEMENT.

ERICKSON CIVIL

333 North Main Street, Suite 201
St. Louis, Missouri 63102
Phone: (314) 399-3864

www.ericksoncivil.com

DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD A. ERICKSON, P.E.
40418

LICENSE NO.
06/12/2014

DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
PRELIMINARY PLAN
LAKE ELMO, MINNESOTA

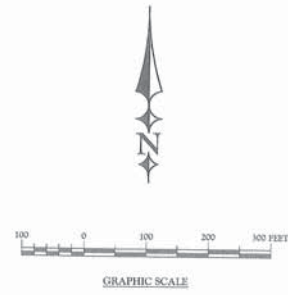
PROJECT TITLE
DATE
REVISION DESCRIPTION
NO.

AKN: 13-114
OWNER: TAE, JSR
DESIGNED: TAE

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NO.
C7

SHEET 7 OF 37



LEGEND

PROPERTY BOUNDARY

DEVELOPMENT STANDARDS

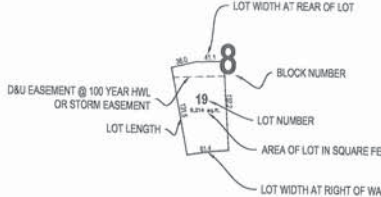
FRONT SETBACK	20'
REAR SETBACK	20'
SIDE SETBACK (CORNER LOTS)	10'
HOUSING SIDE SETBACK	10'
REAR SETBACK	20'
TYPICAL LOT WIDTH	60'
TYPICAL LOT DEPTH	100'
SIDE YARD EASEMENT	5'
FRONT AND REAR EASEMENT	10'
MINIMUM LOT SIZE	6,000 SQ. FT.
AVOIDABLE LOT SIZE	10,480 SQ. FT.
MIN. BASEMENT ELEVATION ABOVE 100 YEAR HWL	2'

* UNLESS SHOWN ON PRELIMINARY LAYOUT

NOTE: DRAINAGE AND UTILITY EASEMENTS SHOWN FOR 100 YEAR HWL OF PONDS AREAS

NOTES

- BOUNDARY BASED ON SURVEY PROVIDED BY FFE, INC.
- BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE MADS SYSTEM



TYPICAL LOT DETAIL



PROPOSED TYPICAL EASEMENT DETAIL

NOTE: EASEMENTS GREATER THAN THE TYPICAL WIDTHS SHOWN ABOVE WILL BE DEPICTED ON THE PLAN FOR STORM POND 100 YEAR HWL AND FOR ADDITIONAL WIDTH FOR ACCESS TO PIPES AND PONDS. SEE DETAIL ABOVE FOR DEPICTION OF THIS TYPE OF EASEMENT.

ERICKSON CIVIL

103 North Main Street, Suite 101
St. Paul, Minnesota 55102
Phone: (612) 295-2861
www.ericksoncivil.com

DRAWING PHASE:

OWNER REVIEW	
AGENCY REVIEW	
REVIEW	
FOR CONSTRUCTION	
AS-BUILT DOCUMENT	

I HEREBY CERTIFY THAT THIS PLAN SPECIFICALLY FOR THE PROJECT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

TODD A. ERICKSON, P.E.
40418
LICENSE NO.
06/12/2014
DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

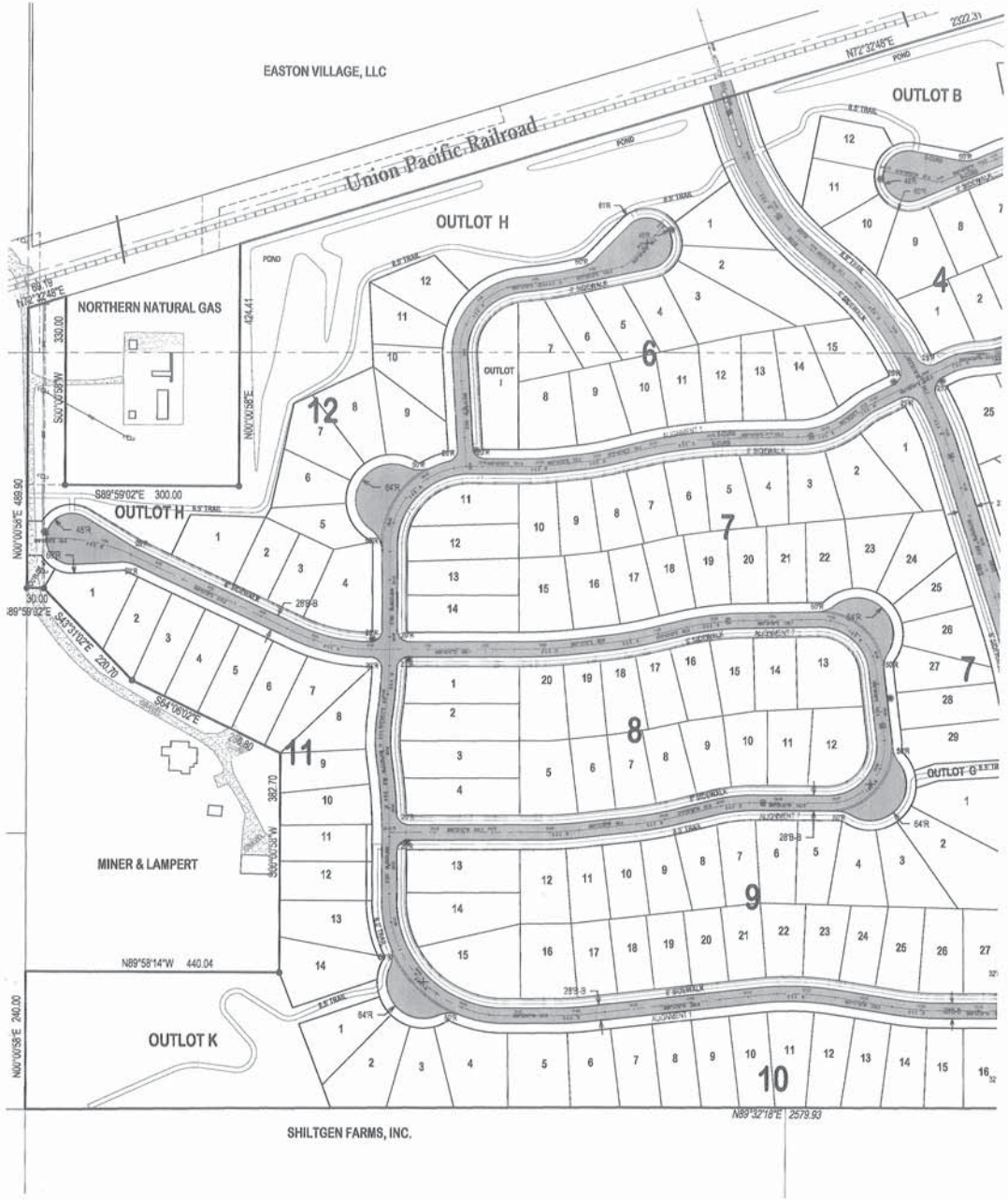
EASTON VILLAGE
PRELIMINARY PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE

AKN: 13-114
DRAWN: TAE, JSR
CHECKED: TAE
DATE: 10/1/14
PRELIMINARY SITE PLAN
SHEET NO.

C8

SHEET 8 OF 9



LEGEND

- PROPERTY BOUNDARY
- PROPOSED BIT. SECTION
- EXISTING BIT. SURFACE
- PROPOSED STREET LIGHT

GRAPHIC SCALE

100 0 100 200 300 FEET

ERICKSON CIVIL
 331 North Main Street, Suite 201
 Stillwater, Minnesota 55082
 Phone (612) 395-2864
 www.ericksoncivil.com

DRAWING PHASE:

- OWNER REVIEW
- AGENCY REVIEW
- END DOCUMENT
- FOR CONSTRUCTION
- AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
 TERRY A. ERICKSON, PE
 40418
 LICENSE NO. 06/12/2014
 DATE:

EASTON VILLAGE, LLC
 2140 COUNTY ROAD 43 WEST
 BURNSVILLE, MN 55337

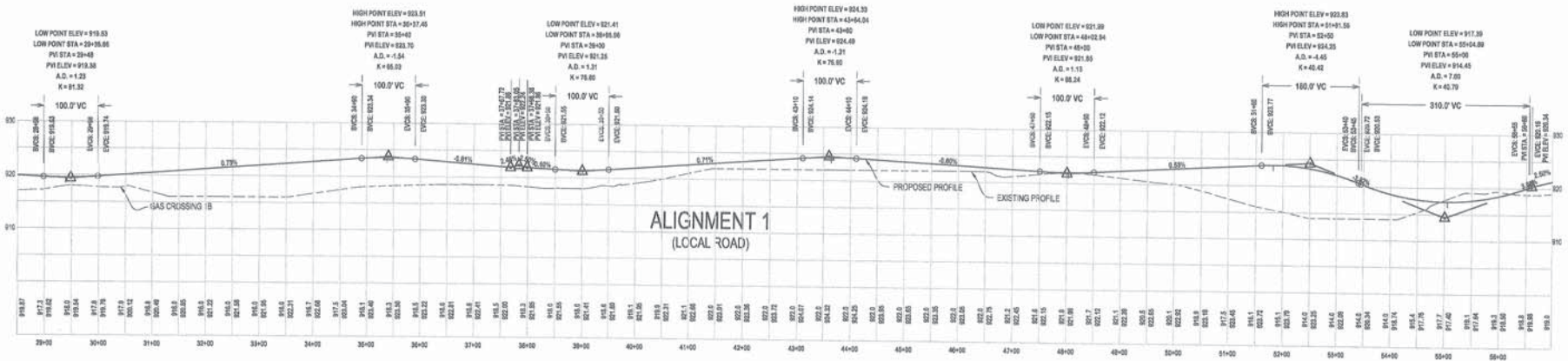
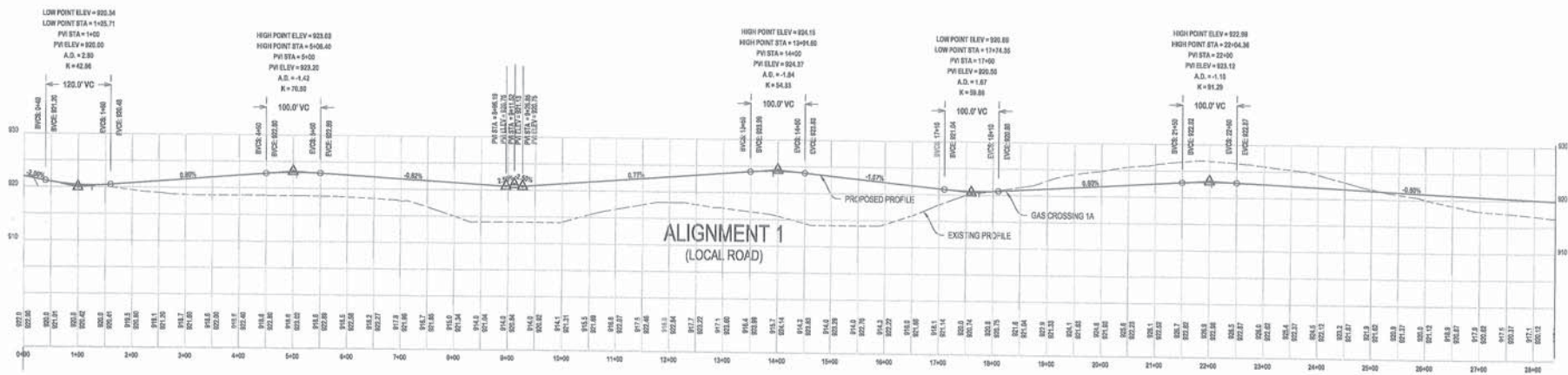
EASTON VILLAGE PRELIMINARY PLAT LAKE ELMO, MINNESOTA

DATE	REVISION DESCRIPTION

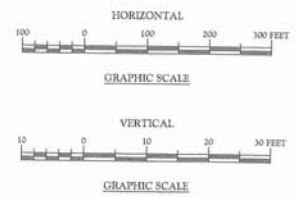
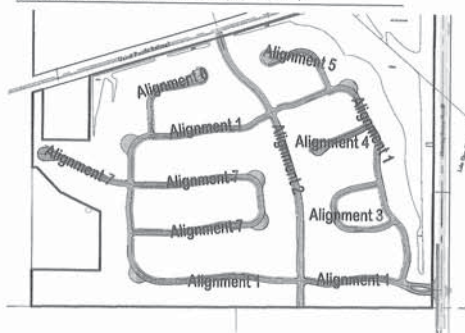
JOB NO. 13-114
 DRAWN BY: TAE, JSR
 CHECKED BY: TAE

SHEET TITLE
 STREET LAYOUT PLAN

SHEET NO.
C10
 SHEET 15 OF 37



ALIGNMENT REFERENCE MAP (NO SCALE)



ERICKSON CIVIL

333 North Main Street, Suite 201
Schwansee, Minnesota 55082
Phone: (612) 391-3861
www.ericksoncivil.com

DRAWING PHASE	OWNER REVIEW
✓ AGENCY REVIEW	
BID DOCUMENT	
FOR CONSTRUCTION	
AS-BUILT DOCUMENT	

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Todd A. Erickson, P.E.
TODD A. ERICKSON, P.E.
40418
LICENSE NO.
06/12/2014
DATE:

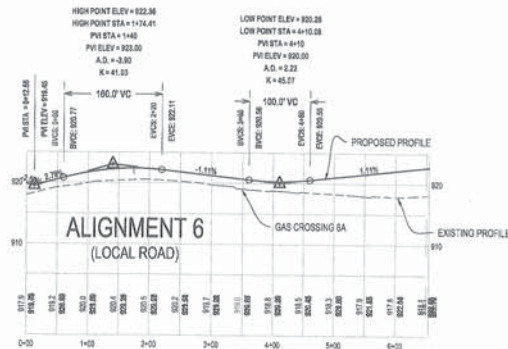
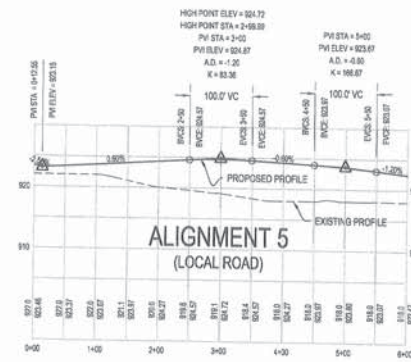
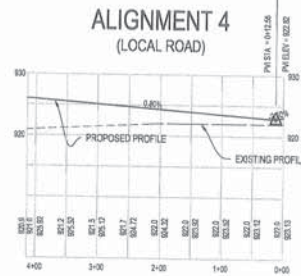
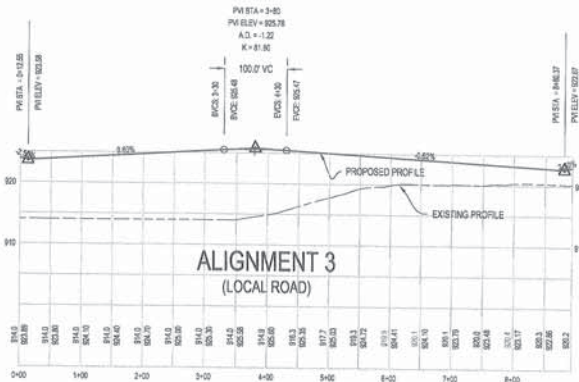
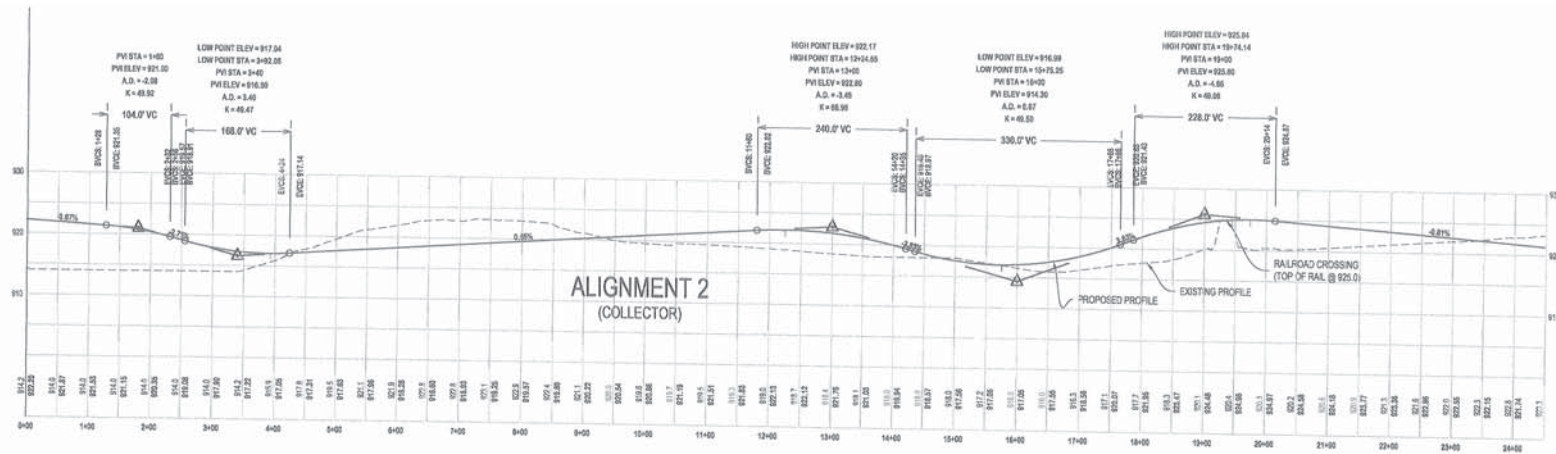
EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

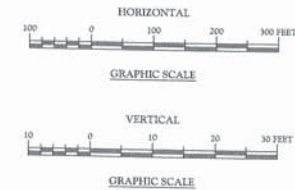
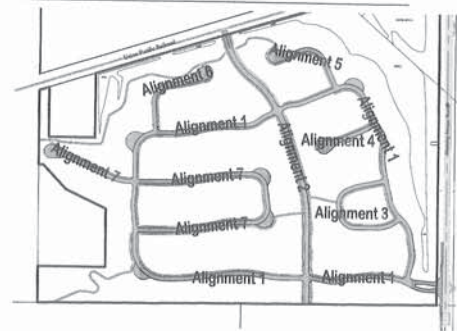
PROJECT TITLE	DATE
REVISION DESCRIPTION	
NO.	

DATE: 13-114
DRAWN BY: TAE, JSR
CHECKED BY: TAE
SHEET TITLE
STREET PROFILES

C11
SHEET 11 OF 37



ALIGNMENT REFERENCE MAP (NO SCALE)



ERICKSON CIVIL

333 North Main Street, Suite 201
Schwartz, Minnesota 55081
Phone (612) 399-3951
www.ericksoncivil.com

DRAWING PHASE:
OWNER'S REVIEW
✓ AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
TODD A. ERICKSON, PE
4041B
LICENSE NO.
0012/2014
DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

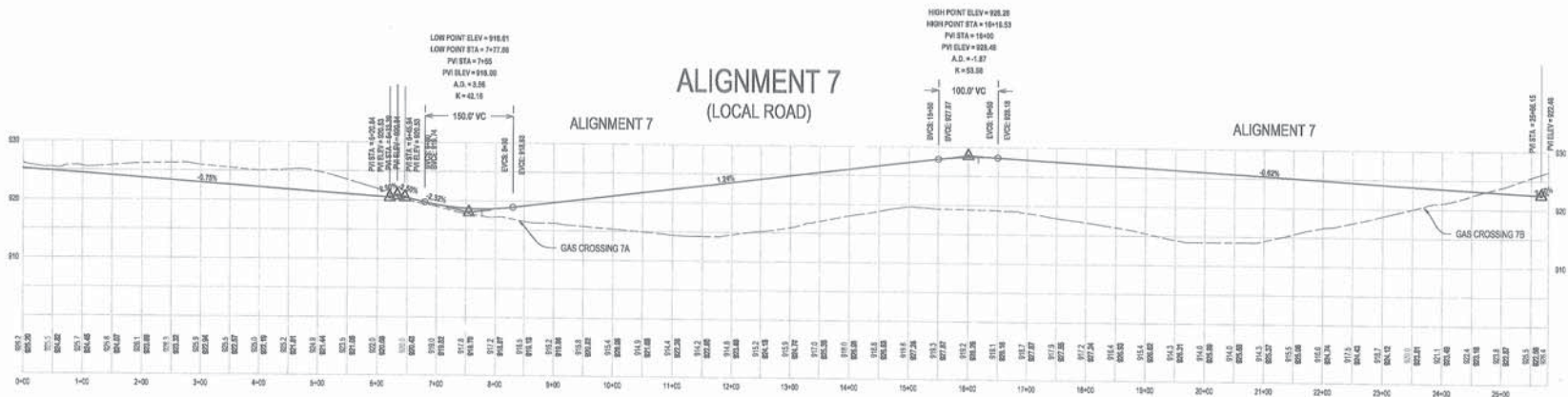
EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

PROJECT TITLE	DATE
SECTION DESCRIPTION	DATE
NO.	DATE

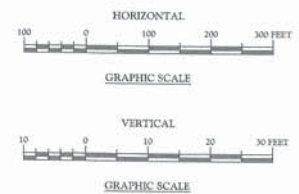
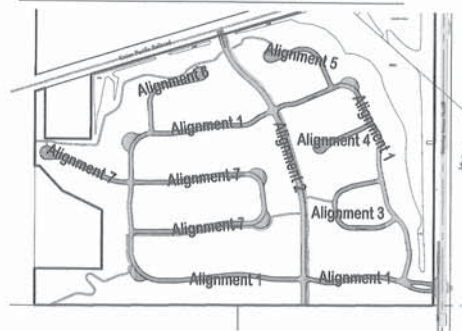
DATE: 12-1-14
DRAWN BY: TAE, JSR
CHECKED BY: TAE

PROJECT NAME
STREET PROFILES

SHEET NO.
C12
SHEET 12 OF 37



ALIGNMENT REFERENCE MAP (NO SCALE)



ERICKSON CIVIL

231 North Main Street, Suite 201
St. Louis, Missouri 63102
Phone (314) 369-3884
www.ericksoncivil.com

DRAWING PHASE:
OWNER REVIEW
✓ AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas A. Erickson, PE
THOMAS A. ERICKSON, PE
40418
LICENSE NO.
06/12/2014
DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 43 WEST
BURNSVILLE, MN 55337

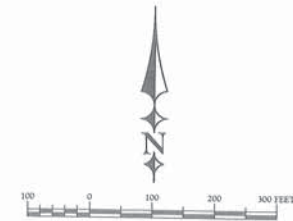
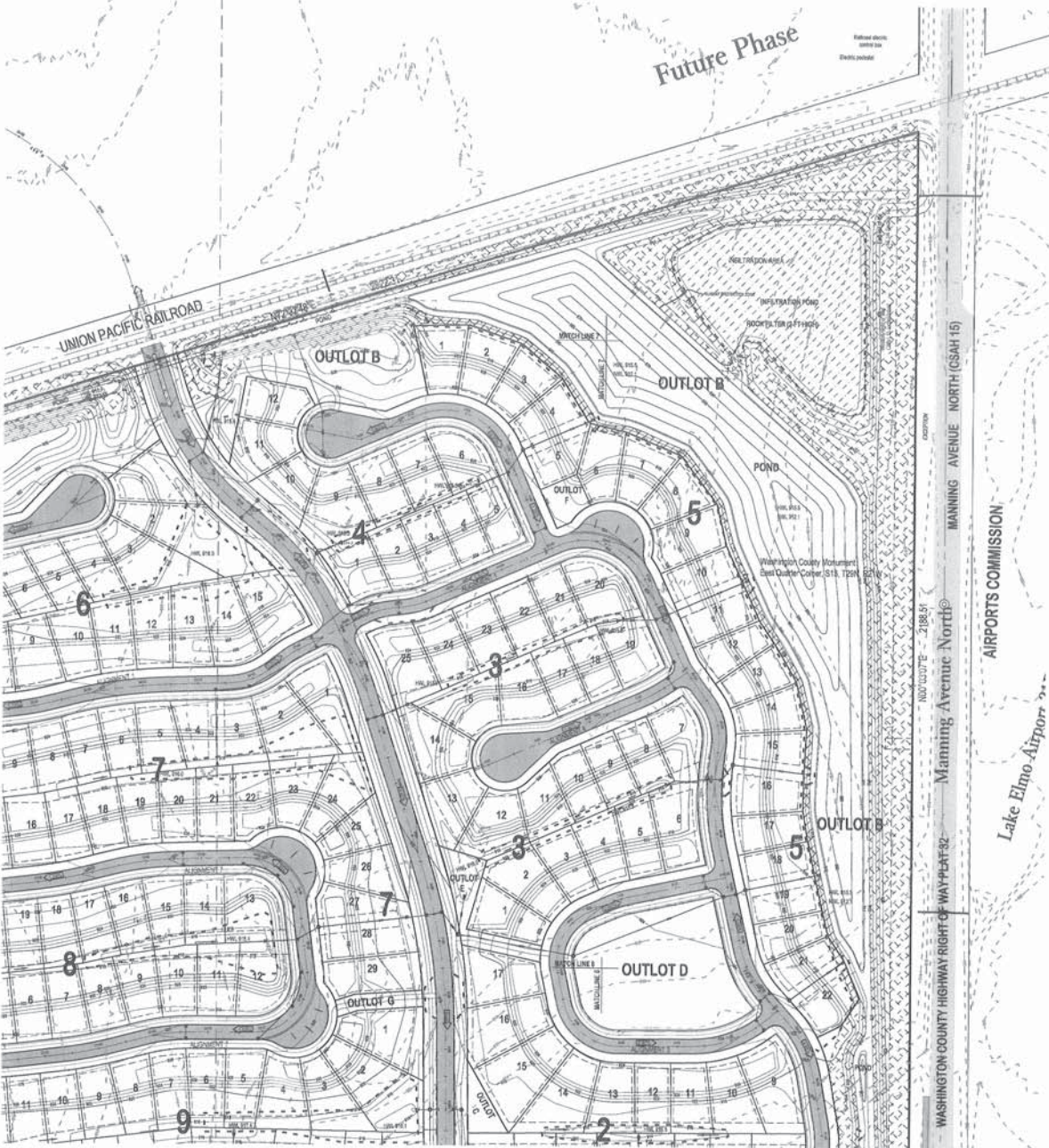
EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

PROJECT TITLE	DATE	REVISION DESCRIPTION

JOB NO. 13-114
DESIGNED BY: TAE, JSR
CHECKED BY: TAE

SHEET TITLE
STREET PROFILES

SHEET NO.
C13
SHEET 13 OF 37



LEGEND

- PROPERTY BOUNDARY
- EXISTING 2-FT CONTOUR INTERVAL
- HIGH OR LOW POINT OF STREET PROFILE LOCATION AND ELEVATION
HP + HIGH POINT, LP - LOW POINT
- PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED DRAINAGE ARROW
- PROPOSED STREET GRADE PERCENT AND DIRECTION
- PROPOSED STORM SEWER (SIZE INDICATED ON PLANS)
- HEAVY DUTY SILT FENCE
- ROCK CONSTRUCTION ENTRANCE
- SEED MIXTURE MWDOT TYPE 34-261 (85 LBS/ACRE) (ABOVE WATER LEVEL, POND OUTLOTS A, B & C)
- SEED MIXTURE MWDOT TYPE 35-261 (85 LBS/ACRE) (INFILTRATION POND AREA)

NOTE:

- 1) MWDOT TYPE 25-131 @ 220 LBS/ACRE SHALL BE USED IN ALL DISTURBED AREAS OUTSIDE OF OTHER DESIGNATED AREAS (LAND RESIDENTIAL AND BLDG. AREAS).
- 2) ALL AREAS SHALL RECEIVE COVER CROP MWDOT 21-119 @ 110 LBS/ACRE.

NOTE: ALL SEED SHALL BE OILED AND NOT SPREAD

ALL SEEDING SHALL BE COVERED WITH WOOD FREE MWDOT TYPE 3 MULCH APPLIED @ 2 TONS PER ACRE

GRADING AND EROSION CONTROL NOTES:

- 1) SPOT ELEVATIONS ARE ALL GUTTER LINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.
- 2) ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
- 3) REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- 4) WASHINGTON COUNTY PERMIT REQUIRED FOR GRADING AND ACCESS TO COUNTY RIGHT OF WAY.
- 5) DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DISPERSED OR WATER POCKETS. BURNING OR DOUBLE LAYING OR BIO LOG MAY BE REQUIRED TO CONTAIN RUNOFF IF SILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
- 6) CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.
- 7) PRIOR TO ROUGH GRADING, INSTALL BIO LOGS AND SILT FENCE IN LOCATIONS SHOWN OR AS DIRECTED BY THE ENGINEER OR CITY STAFF.
- 8) AS EACH AREA OUTSIDE OF THE STREET IS GRADED, PROVIDE 4" OF NATIVE TOPSOIL, SEED AND MULCH ANCHORED WITH A STRAIGHT DOWEL WITHIN 48 HOURS OF FINE GRADING.
- 9) SLOPES 3:1 AND GREATER SHALL BE STABILIZED WITH FIBER BLANKET.
- 10) MAINTAIN AND REPAIR BIO LOG AND SILT FENCE (INCLUDING REMOVAL OF ACCUMULATED SILT WITHIN 24 HOURS UPON DETECTION OR NOTIFICATION) UNTIL VEGETATION IS 70% ESTABLISHED.
- 11) CONTRACTOR TO MONITOR AND DOCUMENT EROSION CONTROL. A MINIMUM OF ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY RAIN EVENT GREATER THAN 1/2 INCH IN 24 HOURS AND WITHIN SEVEN DAYS AFTER THAT EVENT.
- 12) BIO LOG FOUND DAMAGED MUST BE REPAIRED OR REPLACED WITHIN 24 HOURS UPON DISCOVERY. REMOVAL OF BIO LOG REQUIRED AFTER SITE IS STABILIZED (AT DIRECTION OF ENGINEER).
- 13) ALL PUBLIC STREETS SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS. ANY SEDIMENT OR DEBRIS DETECTED MUST BE REMOVED WITHIN 24 HOURS OR AS DIRECTED BY CITY.
- 14) ALL EXPOSED SOIL SHALL BE STABILIZED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
- 15) REFER TO GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.
- 16) ALL PROPOSED AND EXISTING CATCH BASINS WITHIN PROJECT AREA SHALL BE PROVIDED FLEET PROTECTION. REGULAR CLEANING OF PROTECTION SHALL OCCUR AND SHALL BE INCLUDED IN THE UNIT PRICE OF INLET PROTECTION.
- 17) ANY DEBRIS FOUND OR UNEXPECTED ON THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR DISPOSAL AND PAID FOR AT THE UNIT PRICE PER CU YD. OF DEBRIS REMOVAL (LITTLE EXPECTED).
- 18) ON-SITE BURY OF TREES SHALL BE STRICTLY PROHIBITED. TREES MAY BE BURNED WITH PROPER PERMITTING AND APPROVAL FROM CITY.
- 19) ALL PIPE OUTFALLS SHALL BE PROTECTED WITH RP RAP CL. 18 PER CITY DETAIL.

ERICKSON CIVIL

131 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 359-2861
www.ericksoncivil.com

DRAWING PHASE:

- OWNER REVIEW
- ✓ AGENCY REVIEW
- NO DOCUMENT
- FOR CONSTRUCTION
- AS-BUILT DOCUMENT

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

1000 A. ERICKSON, PE
40418
LICENSE NO.
06112/2014
DATE

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
PRELIMINARY PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION	DESCRIPTION	DATE

JOB NO. 13-114
DRAWN BY: TAE, JSP
CHECKED BY: TAE

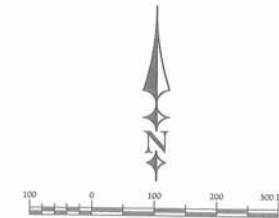
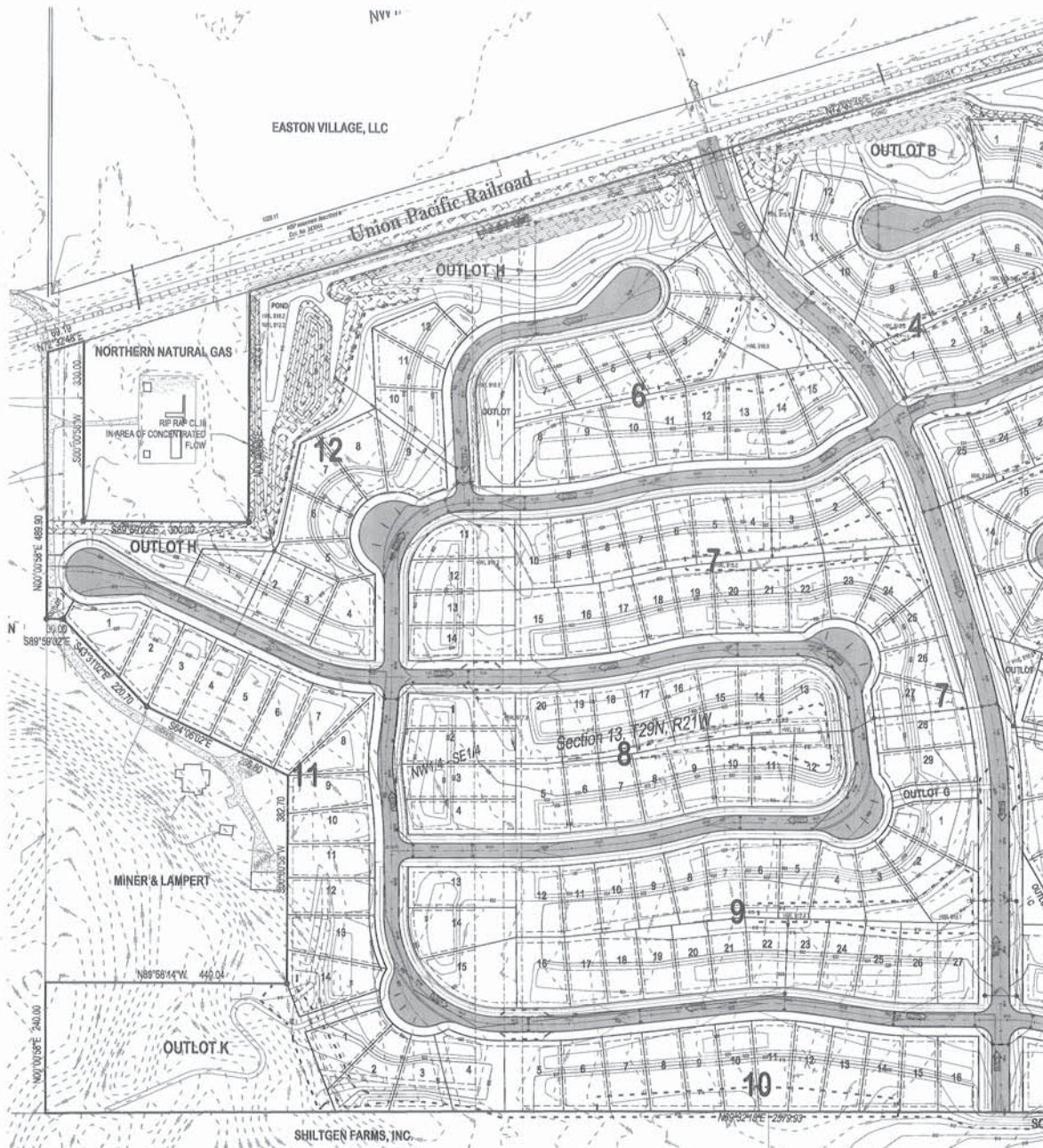
SHEET TITLE

EROSION CONTROL PLAN

SHEET NO.

C15

SHEET 15 OF 17



LEGEND

- PROPERTY BOUNDARY
- EXISTING 2-FT CONTOUR INTERVAL
- HIGH OR LOW POINT OF STREET PROFILE LOCATION AND ELEVATION
HP = HIGH POINT, LP = LOW POINT
- PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED DRAINAGE ARROW
- PROPOSED STREET GRADE PERCENT AND DIRECTION
- PROPOSED STORM SEWER (SIZE INDICATED ON PLANS)
- HEAVY DUTY SILT FENCE
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET TYPE CAT. 2 STRAW
- SEED MIXTURE MINOOT TYPE 3A-20 (55 LBS/ACRE) (ABOVE WATER LEVEL POND OUTLOTS A, B & G)
- SEED MIXTURE MINOOT TYPE 3A-20 (55 LBS/ACRE) (MULTI-POND AREA)

NOTE:

- MINOOT TYPE 3A-20 @ 220 LBS/ACRE SHALL BE USED IN ALL DISTURBED AREAS OUTSIDE OF OTHER DESIGNATED AREAS (LAND RESIDENTIAL AND BLDG AREAS). ALL AREAS SHALL RECEIVE COVER CHOP MINOOT 21-13 @ 113 LBS/ACRE.

NOTE: ALL SEED SHALL BE DRILLED AND NOT SPREAD

ALL SEEDING SHALL BE COVERED WITH WOOD FREE MINOOT TYPE 3 MULCH APPLIED @ 2 TONS PER ACRE

GRADING AND EROSION CONTROL NOTES:

- SPOT ELEVATIONS ARE ALL GUTTER LINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.
- ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- WASHINGTON COUNTY PERMIT REQUIRED FOR GRADING AND ACCESS TO COUNTY RIGHT OF WAY.
- DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF COMPRESSES OR WATER POCKETS. BEGINNING ON DOUBLE LAYERING OR BIO LOG MAY BE REQUIRED TO CONTAIN RUNOFF IF SILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
- CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.
- PRIOR TO ROUGH GRADING, INSTALL BIO LOGS AND SILT FENCE IN LOCATIONS SHOWN OR AS DIRECTED BY THE ENGINEER OR CITY STAFF.
- AT EACH AREA OUTSIDE OF THE STREET IS GRADED, PROVIDE 4" OF NATIVE TOPSOIL, SEED AND MULCH-ANCHORED WITH A STRAIGHT SDC WITHIN 48 HOURS OF FINE GRADING.
- SLOPES 3:1 AND GREATER SHALL BE STABILIZED WITH FIBER BLANKET.
- MAINTAIN AND REPAIR BIO LOGS AND SILT FENCE (INCLUDING REMOVAL OF ACCUMULATED SILT WITHIN 24 HOURS UPON DETECTION OR NOTIFICATION) UNTIL VEGETATION IS FULLY ESTABLISHED.
- CONTRACTOR TO INSPECT AND DOCUMENT EROSION CONTROL. A MINIMUM OF ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY RAIN EVENT GREATER THAN 1/2 INCH IN 24 HOURS AND WITHIN SEVEN DAYS AFTER THAT EVENT.
- BIO LOG LOG DAMAGES MUST BE REPAIRED OR REPLACED WITH 24 HOURS UPON DISCOVERY. REMOVAL OF BIO LOG REQUIRED AFTER SITE IS STABILIZED (AT DIRECTION OF ENGINEER).
- ALL PUBLIC STREETS SHALL BE KEPT FREE OF DEBRIS AND DIRT. ANY DEBRIS OR DIRT DETECTED MUST BE REMOVED WITHIN 24 HOURS OR AS DIRECTED BY CITY.
- ALL EXPOSED SOIL SHALL BE STABILIZED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
- REFER TO GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.
- ALL PROPOSED AND EXISTING CATCH BASINS WITHIN PROJECT AREA SHALL BE PROVIDED INLET PROTECTION. REGULAR CLEANING OF PROTECTION SHALL OCCUR AND SHALL BE INCLUDED IN THE UNIT PRICE OF INLET PROTECTION.
- ANY DEBRIS FOUND OR UNEXPECTED ON THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR DISPOSAL AND PAID FOR AT THE UNIT PRICE PER CY. OF DEBRIS REMOVAL (LITTLE EXPECTED).
- ON-SITE BURY OF TREES SHALL BE STRICTLY PROHIBITED. TREES MAY BE BURNED WITH PROPER PERMITTING AND APPROVAL FROM CITY.
- ALL PIPE OUTFALLS SHALL BE PROTECTED WITH RIP RAP CL. 18 PER CITY DETAIL.

ERICKSON CIVIL

339 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 305-0861

www.ericksoncivil.com

DRAWING PHASE:

- OWNER REVIEW
- ✓ AGENCY REVIEW
- NO DOCUMENT
- FOR CONSTRUCTION
- AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

1000 A. ERICKSON, P.E.

40418

LICENSE NO.

06/12/2014

DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 43, WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

PROJECT TITLE

DATE

REVISION

NO.

DATE

REVISION

NO.

DATE

REVISION

NO.

DATE

REVISION

NO.

DATE

REVISION

NO.

DATE

REVISION

NO.

DATE

REVISION

NO.

DATE

REVISION

NO.

DATE

REVISION

NO.

DATE

REVISION

NO.

DATE

REVISION

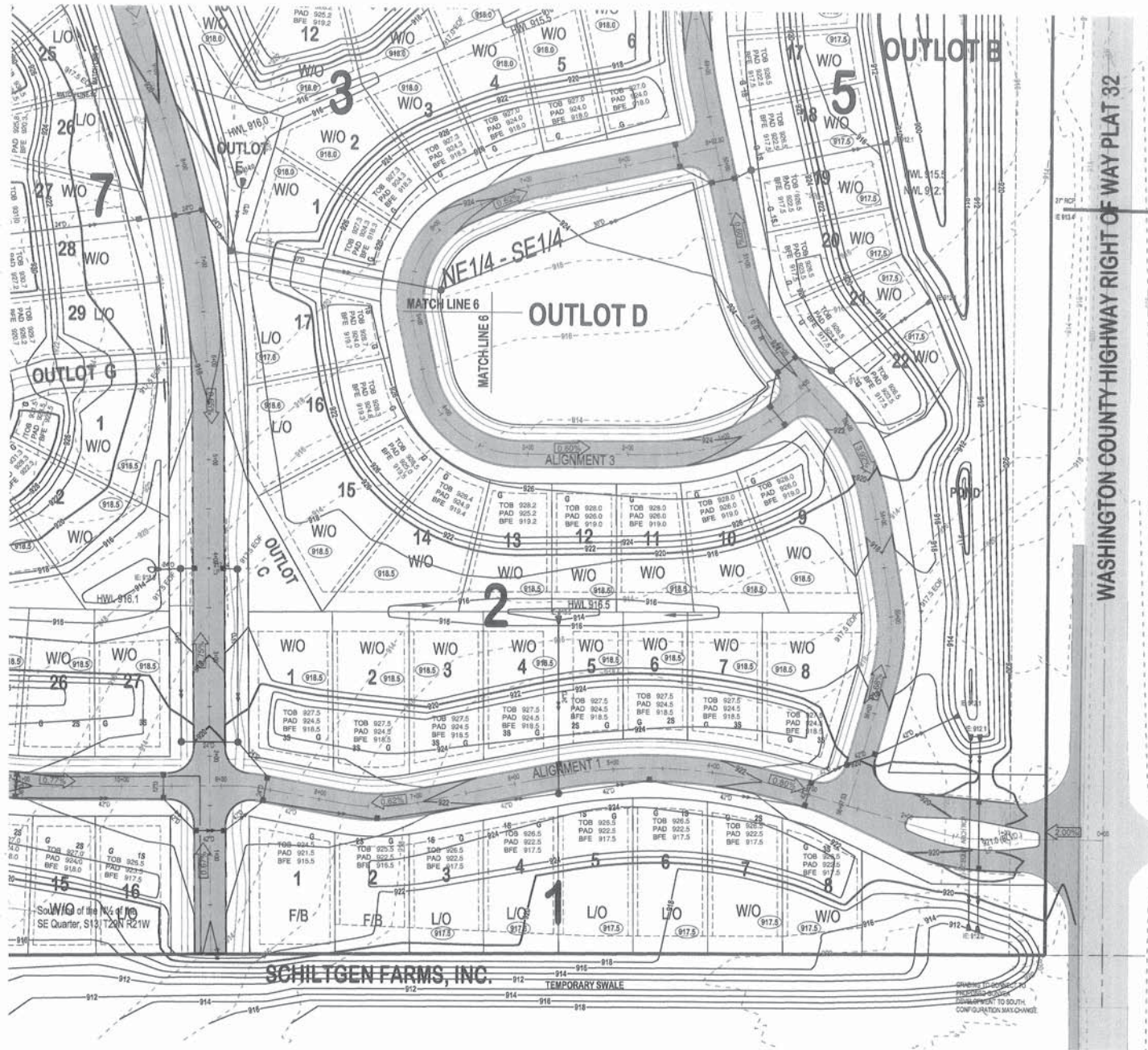
NO.

DATE

REVISION

NO.

DATE



LEGEND

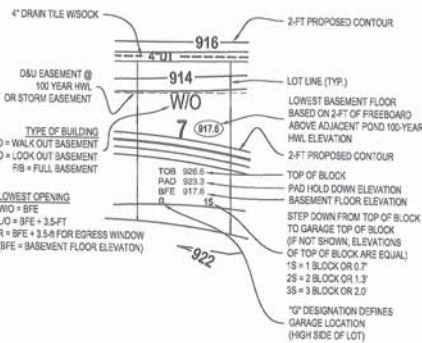
	PROPERTY BOUNDARY
	EXISTING 2-FT CONTOUR INTERVAL
	HIGH OR LOW POINT OF STREET PROFILE LOCATION AND ELEVATION HP = HIGH POINT, LP = LOW POINT
	PROPOSED 2-FT CONTOUR INTERVAL
	PROPOSED DRAINAGE ARROW
	PROPOSED STREET GRADE PERCENT AND DIRECTION
	PROPOSED STORM SEWER (SIZE INDICATED ON PLANS)

DEVELOPMENT STANDARDS

BUILDING LOWEST OPENING ABOVE 100-YEAR HWL	2' MIN.
MINIMUM STREET GRADE	0.60%
MAXIMUM STREET GRADE	2.00%
STREET CROSS SLOPE	2.5%
BASEMENT DEPTH	9' 0" (BFE TO TOP OF BLOCK)

GRADING NOTES:

- 1) SPOT ELEVATIONS ARE ALL GUTTER LINE OR FINISHED ELEVATION, UNLESS NOTED OTHERWISE.
- 2) ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
- 3) REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- 4) WASHINGTON COUNTY PERMIT REQUIRED FOR GRADING AND ACCESS TO COUNTY RIGHT OF WAY.
- 5) DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. BURNING OR DOUBLE LAYERS OF BIO LOGS MAY BE REQUIRED TO CONTAIN RUNOFF IF BILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
- 6) CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.



LOT GRADING DETAIL

ERICKSON CIVIL

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone: (612) 288-3884
www.ericksoncivil.com

DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
TODD ERICKSON, PE
40418
LICENSE NO.
06/12/2014
DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

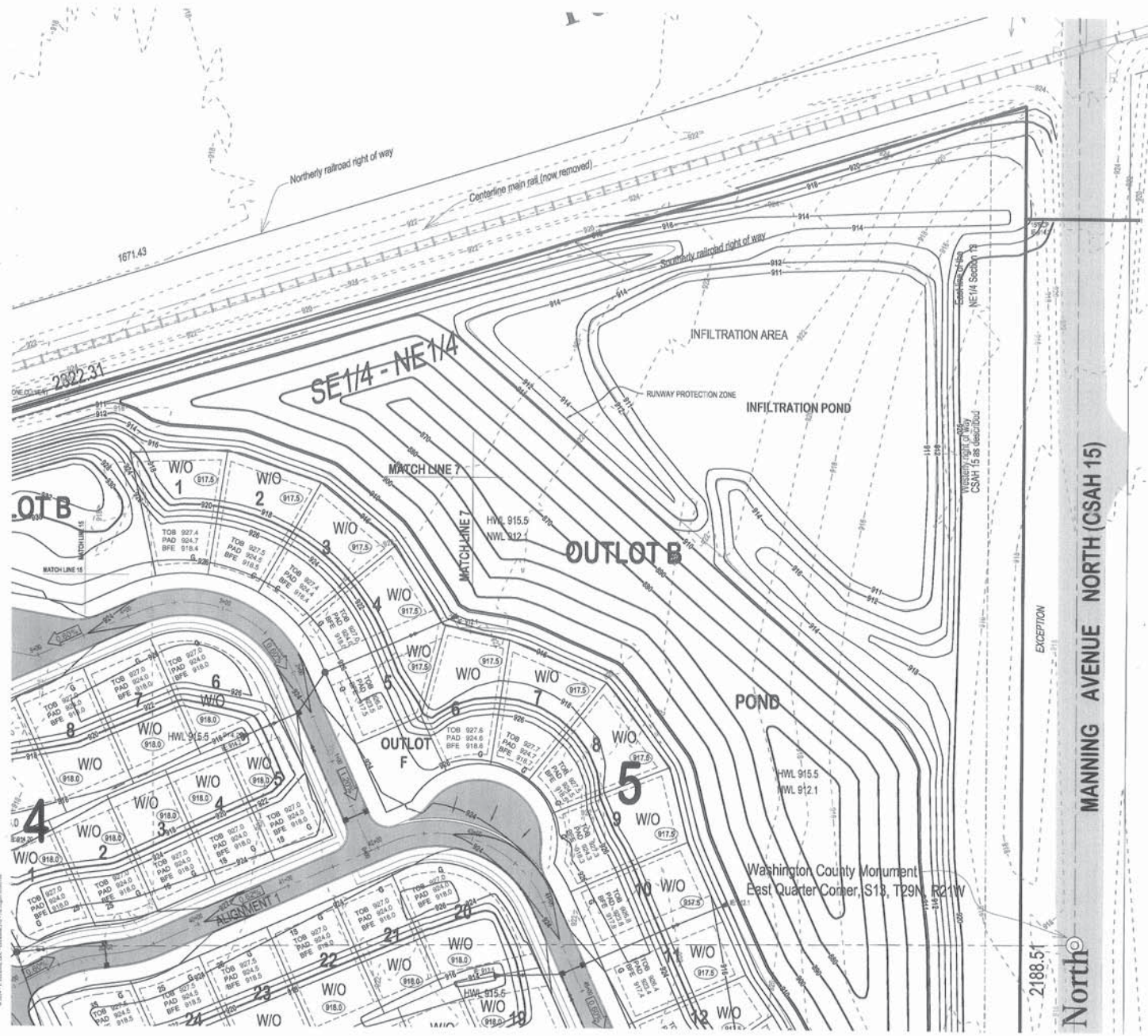
EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

PROJECT TITLE	
DATE	
REVISION DESCRIPTION	
NO.	

DATE: 13-114
DRAWN BY: TAE, JSR
CHECKED BY: TAE

SHEET TITLE
GRADING PLAN

SHEET NO.
C17
SHEET 17 OF 37



LEGEND

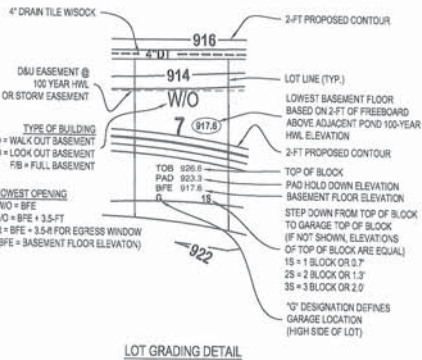
- PROPERTY BOUNDARY
- EXISTING 2-FT CONTOUR INTERVAL
- HIGH OR LOW POINT OF STREET PROFILE LOCATION AND ELEVATION
- PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED DRAINAGE ARROW
- PROPOSED STREET GRADE PERCENT AND DIRECTION
- PROPOSED STORM SEWER (SIZE INDICATED ON PLANS)

DEVELOPMENT STANDARDS

- BUILDING LOWEST OPENING ABOVE 100-YEAR HWL: 2 MIN.
- MINIMUM STREET GRADE: 0.0%
- MAXIMUM STREET GRADE: 2.0%
- STREET GROSS SLOPE: 2.5%
- BASEMENT DEPTH: 3'-0" (BFE TO TOP OF BLOCK)

GRADING NOTES:

- SPOT ELEVATIONS ARE ALL OUTLET LINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.
- ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- WASHINGTON COUNTY PERMIT REQUIRED FOR GRADING AND ACCESS TO COUNTY RIGHT OF WAY.
- DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. BURNING OR DOUBLE LAYERING OR BULL DOGS MAY BE REQUIRED TO CONTAIN RUNOFF IF SALT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
- CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.



ERICKSON CIVIL

533 North Main Street, Suite 201
St. Cloud, Minnesota 56301
Phone (812) 389-3864
www.ericksoncivil.com

DRAWING PHASE:

- OWNER REVIEW
- AGENCY REVIEW
- BID DOCUMENT
- FOR CONSTRUCTION
- AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

1000 A. ERICKSON, PE
40418
LICENSE NO.
0612/2014
DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

REVISION	DESCRIPTION	DATE
NO		

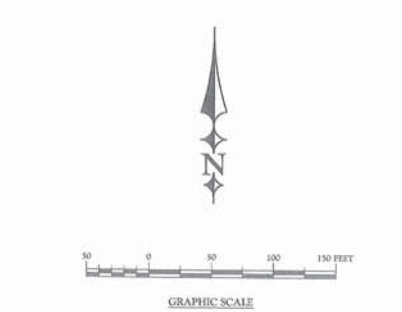
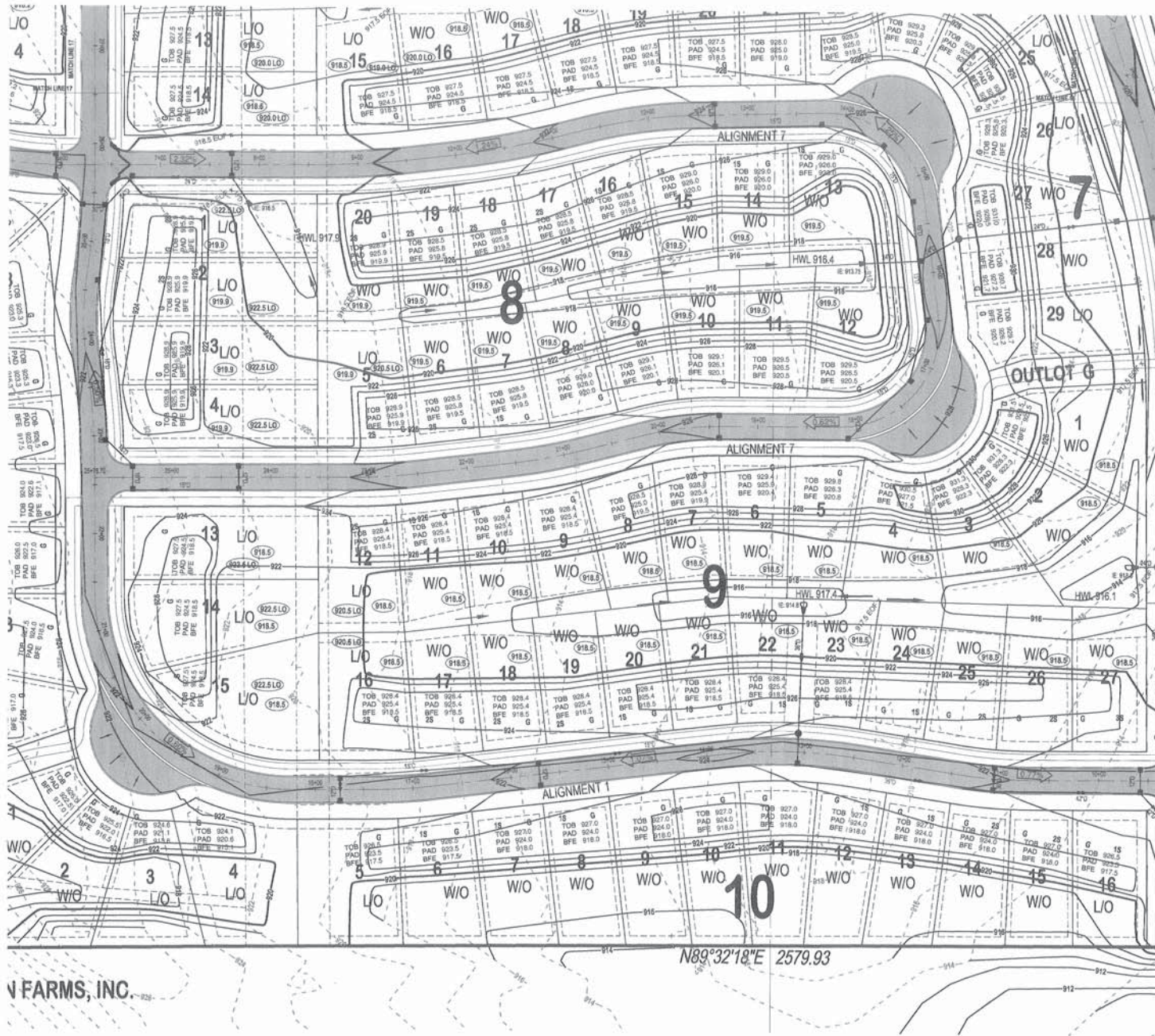
JOB NO. 13-114
DRAWN BY: TAE, JSR
CHECKED BY: TAE
PROJECT TITLE
SHEET NO.

GRADING PLAN

SHEET NO.

C19

SHEET 19 OF 37

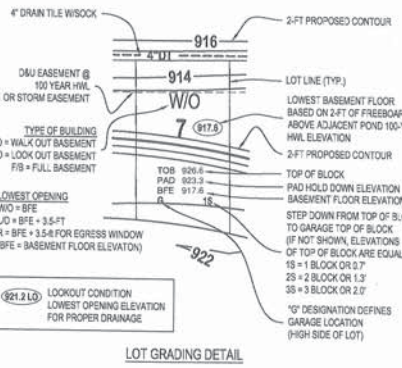


- LEGEND**
- 9500 — PROPERTY BOUNDARY
 - - - 922.85 - - - EXISTING 2-FT CONTOUR INTERVAL
 - 922.85 • HIGH OR LOW POINT OF STREET PROFILE LOCATION AND ELEVATION
 - 1000 — PROPOSED 2-FT CONTOUR INTERVAL
 - 0.74% — PROPOSED DRAINAGE ARROW
 - 0.74% — PROPOSED STREET GRADE PERCENT AND DIRECTION
 - 210 — PROPOSED STORM SEWER (SIZE INDICATED ON PLANS)

DEVELOPMENT STANDARDS

BUILDING LOWEST OPENING ABOVE 100 YEAR HWL	7 MIN.
MAXIMUM STREET GRADE	5.0%
MAXIMUM STREET GRADE	2.5%
STREET CROSS SLOPE	2.5%
BASEMENT DEPTH	6 FT (8 FT TO TOP OF BLOCK)

- GRADING NOTES:**
- SPOT ELEVATIONS ARE ALL GUTTER LINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.
 - ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
 - REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
 - WASHINGTON COUNTY PERMIT REQUIRED FOR GRADING AND ACCESS TO COUNTY RIGHT OF WAY.
 - DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS SERVING OR DOUBLE LAYERING OF SOILS MAY BE REQUIRED TO CONTAIN RUNOFF IF SILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
 - CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.



V FARMS, INC.

ERICKSON CIVIL

833 North Main Street, Suite 201
Schwaner, Minnesota 55082
Phone (612) 389-3964
www.ericksoncivil.com

DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
NO DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD A. ERICKSON, P.E.
40418
LICENSE NO.
06/12/2014
DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

PROJECT TITLE

DATE

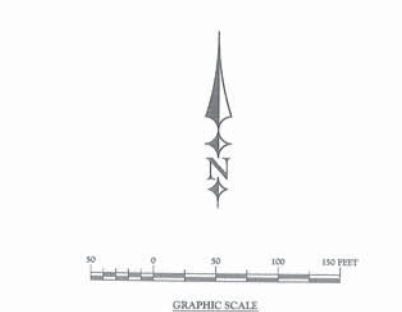
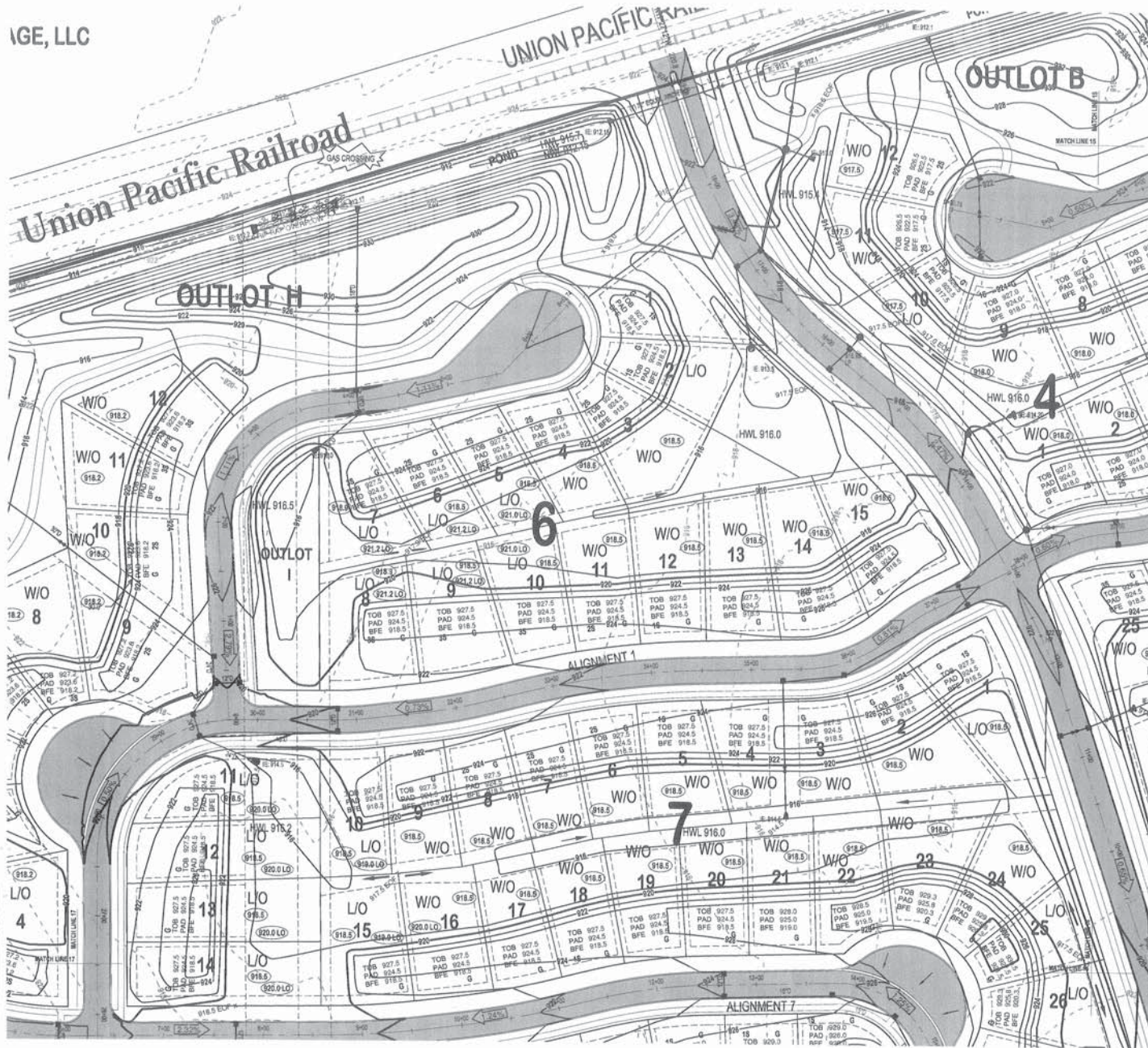
REVISION

NO.

DESCRIPTION

DATE

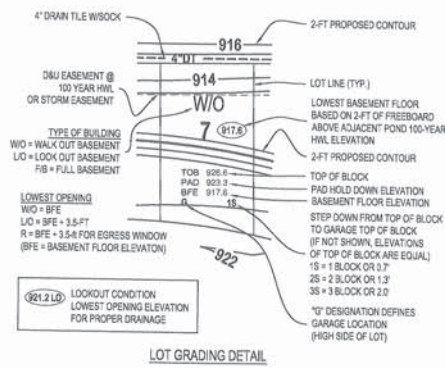
DESIGNED BY: TAE, JSR
CHECKED BY: TAE
DATE: 13-114
SHEET TITLE
GRADING PLAN
SHEET NO. OF 37
C20



- LEGEND**
- PROPERTY BOUNDARY
 - - - EXISTING 2-FT CONTOUR INTERVAL
 - 922.85 LP 11P HIGH OR LOW POINT OF STREET PROFILE LOCATION AND ELEVATION
HP = HIGH POINT, LP = LOW POINT
 - - - PROPOSED 2-FT CONTOUR INTERVAL
 - PROPOSED DRAINAGE ARROW
 - 0.74% PROPOSED STREET GRADE PERCENT AND DIRECTION
 - 27" PROPOSED STORM SEWER (SIZE INDICATED ON PLAN)

- DEVELOPMENT STANDARDS**
- | | |
|--|-----------------------------|
| BUILDING LOWEST OPENING ABOVE 100 YEAR HWL | 2 MIN. |
| MINIMUM STREET GRADE | 0.8% |
| MAXIMUM STREET GRADE | 2.5% |
| STREET CROSS SLOPE | 2.5% |
| BASEMENT DEPTH | 9' 0" (BFE TO TOP OF BLOCK) |

- GRADING NOTES:**
- SPOT ELEVATIONS ARE ALL OUTLINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.
 - ELEVATION CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
 - REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
 - WASHINGTON COUNTY PERMIT REQUIRED FOR GRADING AND ACCESS TO COUNTY RIGHT OF WAY.
 - DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. BURNING OR DOUBLE LAYING OF BODILY MAY BE REQUIRED TO OBTAIN RUNOFF IF BILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
 - CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.



ERICKSON CIVIL
 333 North Main Street, Suite 201
 St. Cloud, Minnesota 56301
 Phone (812) 389-3804
 www.ericksoncivil.com

DRAWING PHASE:
 OWNER REVIEW
 AGENCY REVIEW
 BID DOCUMENT
 FOR CONSTRUCTION
 AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

1000 A. ERICKSON, PE
 40418
 LICENSE NO.
 06/12/2014
 DATE

EASTON VILLAGE, LLC
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

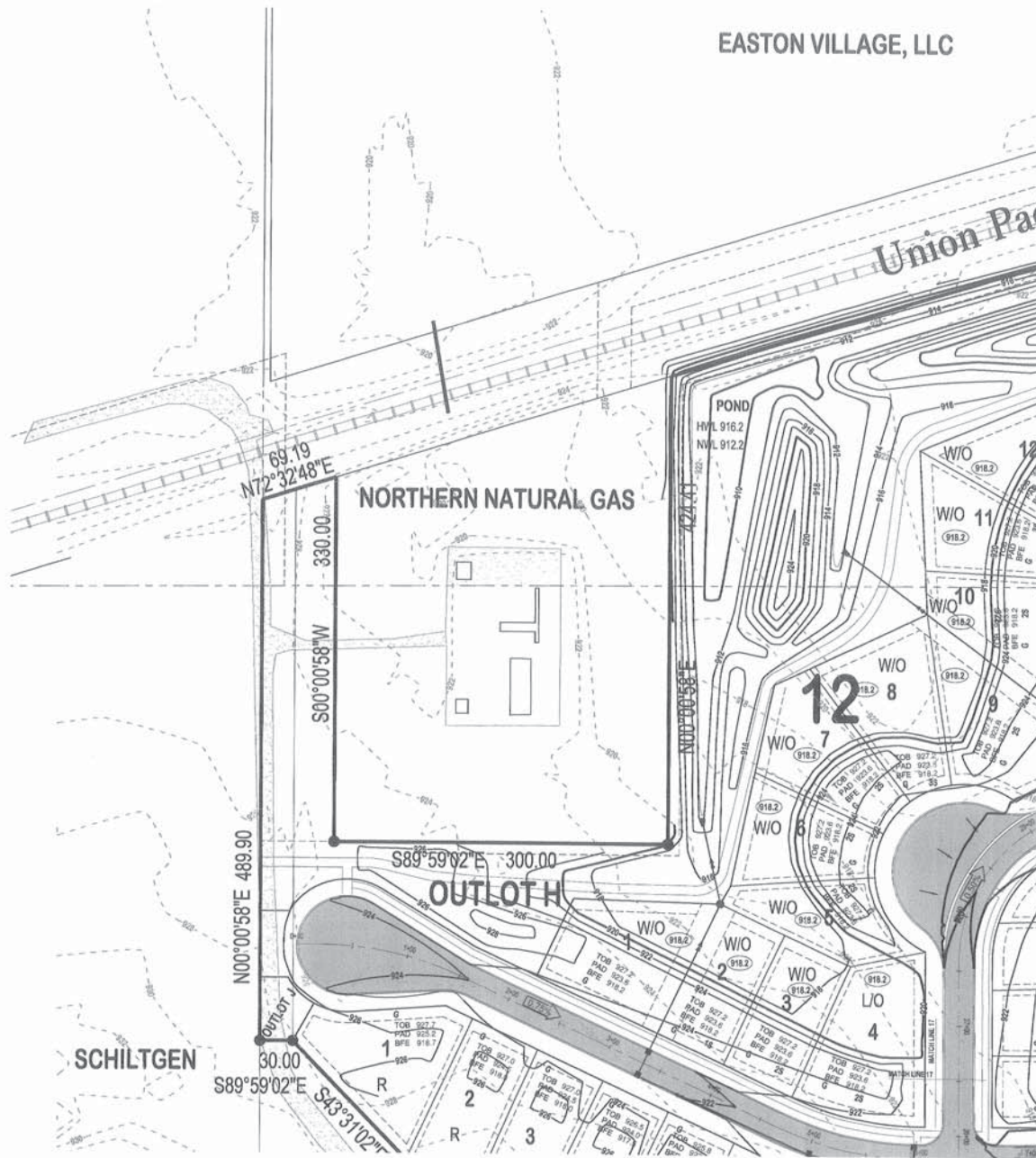
EASTON VILLAGE
 PRELIMINARY PLAT
 LAKE ELMO, MINNESOTA

GRADING PLAN

C21

SHEET 21 OF 27

EASTON VILLAGE, LLC



LEGEND

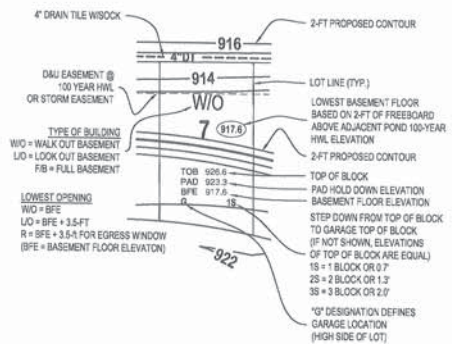
---	PROPERTY BOUNDARY
- - -	EXISTING 2-FT CONTOUR INTERVAL
+ 922.85 LP HP	HIGH OR LOW POINT OF STREET PROFILE LOCATION AND ELEVATION HP = HIGH POINT, LP = LOW POINT
---	PROPOSED 2-FT CONTOUR INTERVAL
→	PROPOSED DRAINAGE ARROW
0.74%	PROPOSED STREET GRADE PERCENT AND DIRECTION
710	PROPOSED STORM SEWER (SIZE INDICATED ON PLANS)

DEVELOPMENT STANDARDS

BUILDING LOWEST OPENING ABOVE 100 YEAR HWL	2' MIN.
MINIMUM STREET GRADE	0.30%
MAXIMUM STREET GRADE	2.00%
STREET CROSS SLOPE	2.5%
BASEMENT DEPTH	9'2" (BFE TO TOP OF BLOCK)

GRADING NOTES:

- SPOT ELEVATIONS ARE ALL OUTER LINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.
- ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- WASHINGTON COUNTY PERMIT REQUIRED FOR GRADING AND ACCESS TO COUNTY RIGHT OF WAY.
- DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. SEEDING OR DOUBLE LAYERING OR BIO LOG MAY BE REQUIRED TO CONTAIN RUNOFF IF SALT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
- CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.



LOT GRADING DETAIL

ERICKSON CIVIL

333 North Main Street, Suite 201
Millburn, Minnesota 55062
Phone 612 388-3884
www.ericksoncivil.com

DRAWING PHASE:
OWNER REVIEW
✓ AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
TODD A. ERICKSON, PE
40418
LICENSE NO.
06/12/2014
DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

PROJECT TITLE	DATE
REVISION DESCRIPTION	
NO.	

AKB: 13-114
DRAWN: TAE, JGR
CHECKED BY: TAE

GRADING PLAN

SHEET NO.
C23
SHEET 23 OF 37

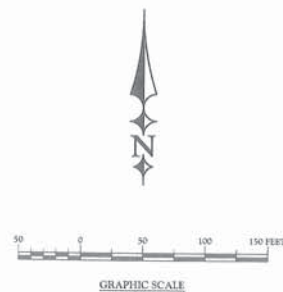


MANNING AVENUE NORTH/CSAH

Manning Avenue North®

WAY PLAT 32

AIRPORTS COMMISSION



LEGEND

-

NOTES

- 2) ALL UTILITIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS. MINNESOTA CITY ENGINEER ASSOCIATION STANDARD SPECIFICATIONS SHALL ALSO GOVERN.

ERICKSON
CIVIL

333 North Main Street, Suite 201
Schiller, Minnesota 55082
Phone (612) 359-2804

www.ericksoncivilbtre.com

DRAWING PHASE:

<input type="checkbox"/>	OWNER REVIEW
<input checked="" type="checkbox"/>	AGENCY REVIEW
<input type="checkbox"/>	BID DOCUMENT
<input type="checkbox"/>	FOR CONSTRUCTION
<input type="checkbox"/>	AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THE PLAT, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

Jeffrey E. Erickson

1000 A, ERICKSON, PE
40418

LICENSE NO.
06/12/2014

DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE

EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

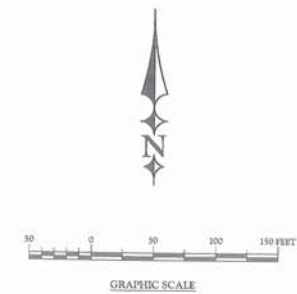
[illegible]

GR NO. 13-114
DRAWN BY: TAE, JSR
CHECKED BY: TAE

REPORT TITLE

UTILITY PLAN

SHEET NO.
C25



LEGEND

- PROPERTY BOUNDARY
- PROPOSED SANITARY SEWER (LENGTH, TYPE, SLOPE AND D NOTED)
- PROPOSED STORM SEWER (SIZE AND S NOTED, 12" - 18" CL. V. ALL OTHERS CL. H)
- PROPOSED WATER MAIN (DIP CL. 52, 8" UNLESS NOTED, 7.5' BURY DEPTH TO TOP OF PIPE)
- PROPOSED RIGID PERFORATED 4" PVC DRAIN TILE WITH SOAK REQUIRED AT ALL LOW POINT CATCH BASINS (SHAFT EITHER SIDE OF BIAS)
- EXISTING OVERHEAD ELECTRICAL LINE AND POLE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING UNDERGROUND GAS LINE

NOTES

- SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS FOR UTILITY INSTALLATION
- ALL UTILITIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS. MINNESOTA CITY ENGINEER ASSOCIATION STANDARD SPECIFICATIONS SHALL ALSO GOVERN

ERICKSON CIVIL
333 North Main Street, Suite 201
Savage, Minnesota 55082
Phone (612) 309-3804
www.ericksoncivil.com

DRAWING PHASE:
✓ CHURCH REVIEW
✓ AGENCY REVIEW
NO DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

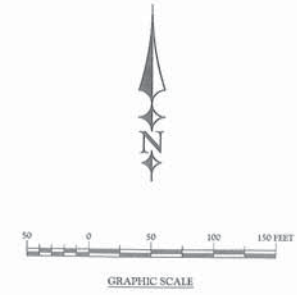
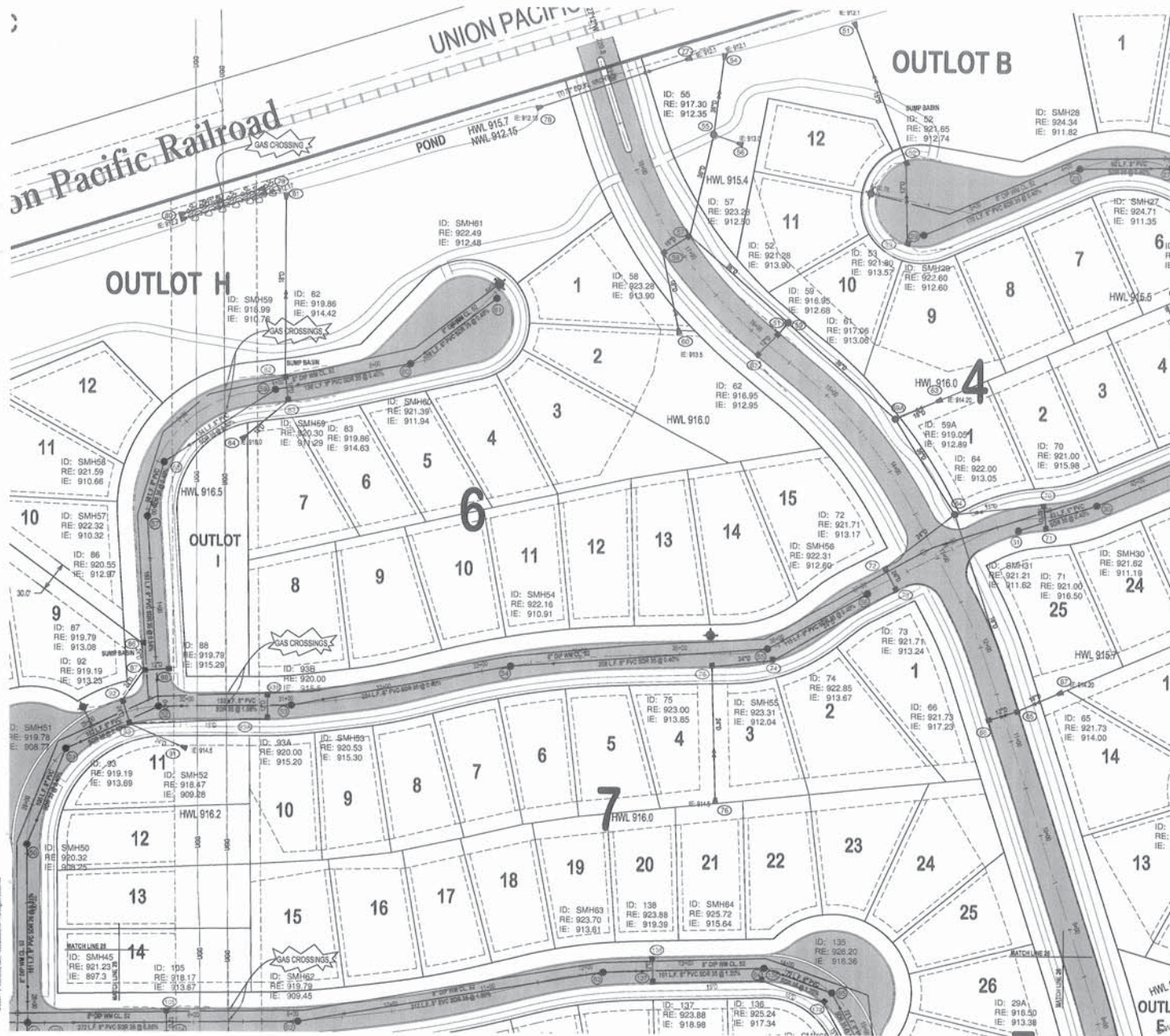
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
1000 A. ERICKSON, PE
40418
LICENSE NO.
06/12/2014
DATE:

COMMENCEMENT
EASTON VILLAGE, LLC
210 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
**EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA**

DATE
13-114
DRAWN BY
TAE, JSR
CHECKED BY
TAE
SHEET TITLE
UTILITY PLAN
SHEET NO.
C26
SHEET 28 OF 37

© 2014 Erickson Civil, LLC. All rights reserved.



- LEGEND**
- PROPERTY BOUNDARY
 - 18" 11.5' P.V.C. 0.4% — PROPOSED SANITARY SEWER (LENGTH, TYPE, SLOPE AND IS NOTED)
 - 12" 2.0' P.V.C. 0.4% — PROPOSED STORM SEWER (SIZE AND IS NOTED, 12" - 18" CL. V. ALL OTHERS CL. IS)
 - PROPOSED WATER MAIN (DIP CL. 52, 8" UNLESS NOTED, 7.5' BURY DEPTH TO TOP OF PIPE)
 - PROPOSED RIGID PERFORATED P.V.C. DRAIN TILE WITH SOCK REQUIRED AT ALL LOW POINT CATCH BASINS (SOFT EITHER SIDE OF BASIN)
 - EXISTING OVERHEAD ELECTRICAL LINE AND POLE
 - EXISTING UNDERGROUND ELECTRICAL LINE
 - EXISTING UNDERGROUND GAS LINE

- NOTES**
- 1) SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS FOR UTILITY INSTALLATION
 - 2) ALL UTILITIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS. MINNESOTA CITY ENGINEER ASSOCIATION STANDARD SPECIFICATIONS SHALL ALSO GOVERN.

ERICKSON CIVIL
 333 North Main Street, Suite 201
 Stillwater, Minnesota 55082
 Phone (612) 255-5864
 www.ericksoncivil.com

DRAWING PHASE:
 OWNER REVIEW
 AGENCY REVIEW
 REVISION
 FOR CONSTRUCTION
 AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS AND REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 TODD A. ERICKSON, P.E.
 40418
 LICENSE NO.
 06/12/2014
 DATE:

EASTON VILLAGE, LLC
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

EASTON VILLAGE PRELIMINARY PLAT
 LAKE ELMO, MINNESOTA

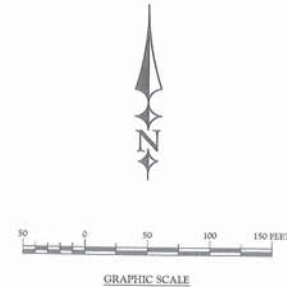
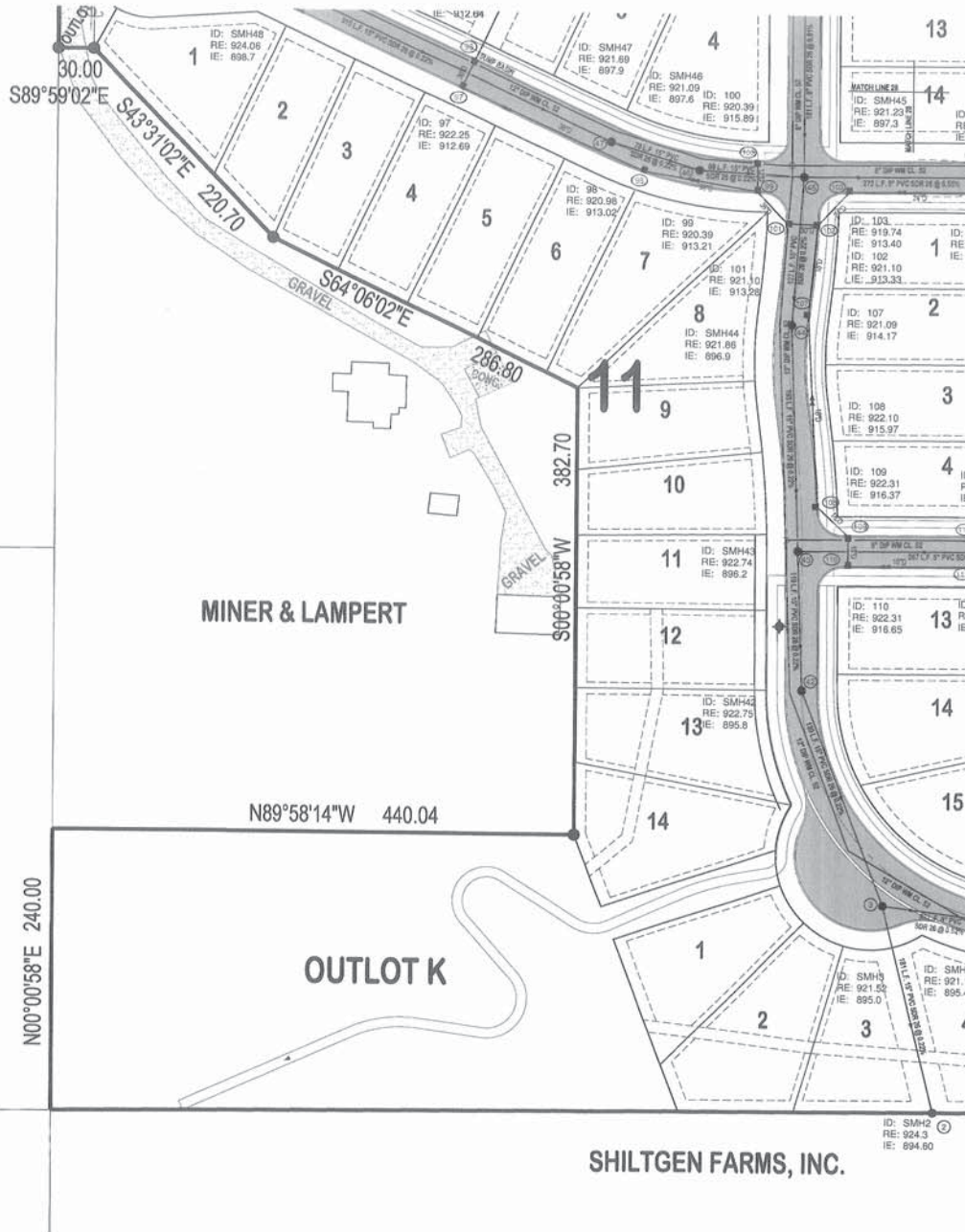
NO.	REVISION	DATE

AKING 13-114
 DRAWN: TAE, JSR
 PROJECT: TAE
 SHEET TITLE

UTILITY PLAN

C27
 SHEET 27 OF 31

SCHILTGEN



LEGEND

- PROPERTY BOUNDARY
- PROPOSED SANITARY SEWER (LENGTH, TYPE, SLOPE AND ID NOTED)
- PROPOSED STORM SEWER (SIZE AND ID NOTED, 12\"/>

NOTES

- 1) SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS FOR UTILITY INSTALLATION
- 2) ALL UTILITIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS, MINNESOTA CITY ENGINEER ASSOCIATION STANDARD SPECIFICATIONS SHALL ALSO GOVERN

ERICKSON CIVIL

213 North Main Street, Suite 201
 Stillwater, Minnesota 55082
 Phone (612) 395-3551
 www.ericksoncivil.com

DRAWING PHASE:

- OWNER REVIEW
- ✓ AGENCY REVIEW
- NO DOCUMENT
- FOR CONSTRUCTION
- AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

1000 A. ERICKSON, PE
 40418

DATE: 06/12/2014

EASTON VILLAGE, LLC
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

EASTON VILLAGE
 PRELIMINARY PLAT
 LAKE ELMO, MINNESOTA

NO.	REVISION	DESCRIPTION	DATE

AKIN: 13-114
 DRAWN BY: TAE, JSR
 CHECKED BY: TAE

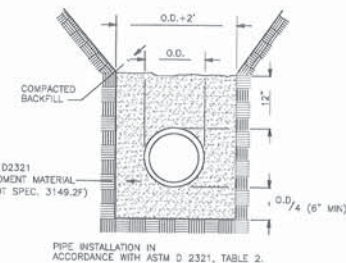
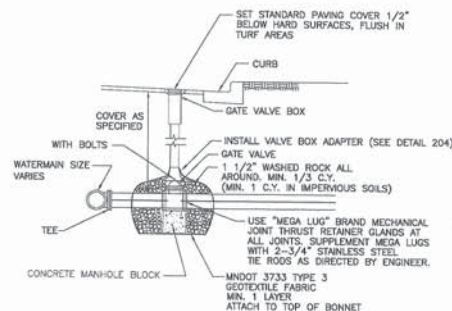
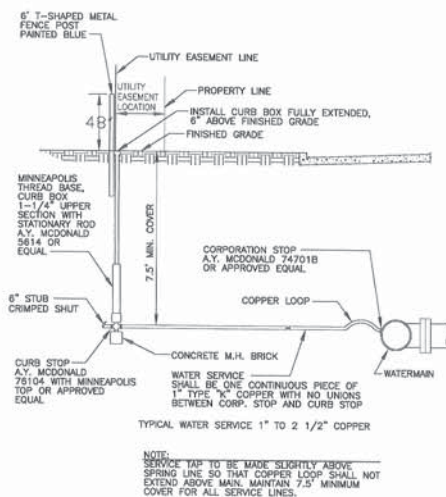
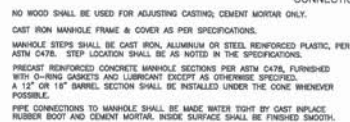
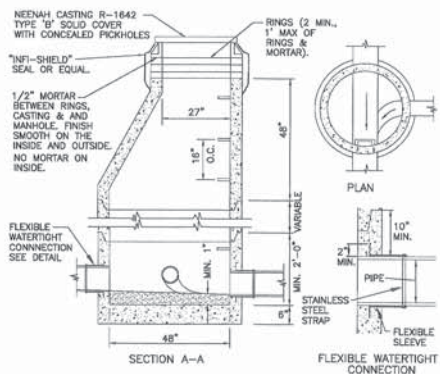
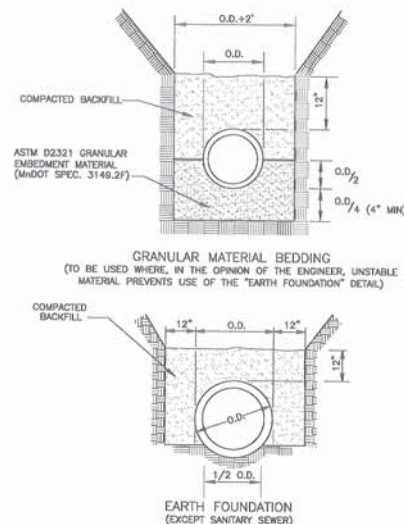
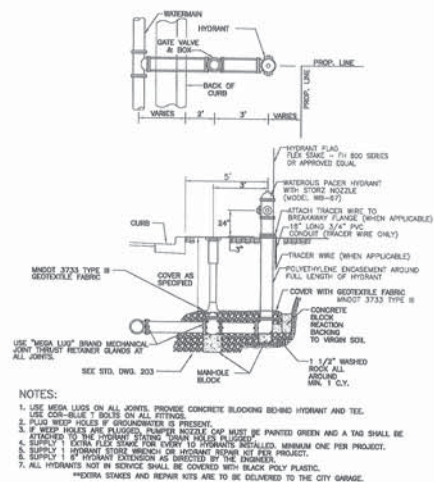
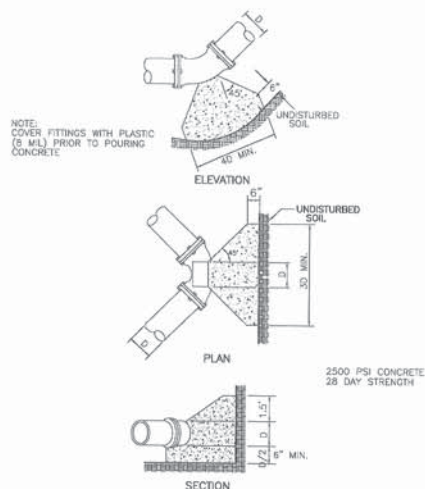
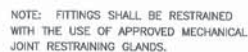
SHEET TITLE

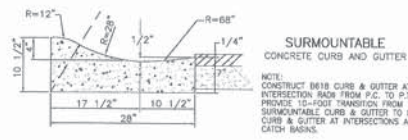
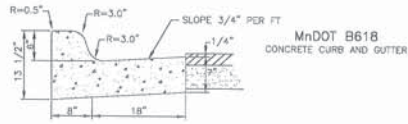
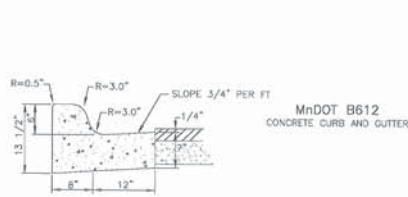
UTILITY PLAN

SHEET NO.

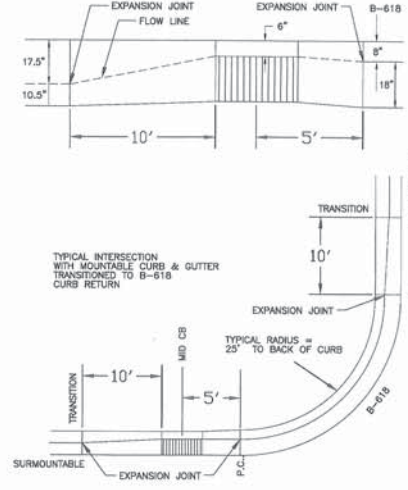
C28

SHEET 28 OF 37

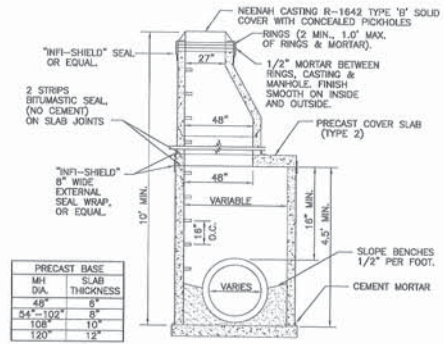




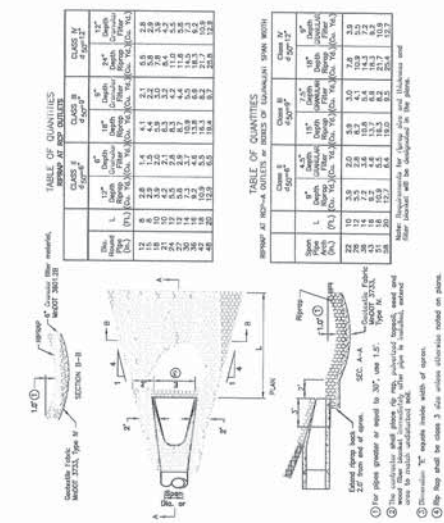
501
C31
CONCRETE CURB & GUTTER
NO SCALE



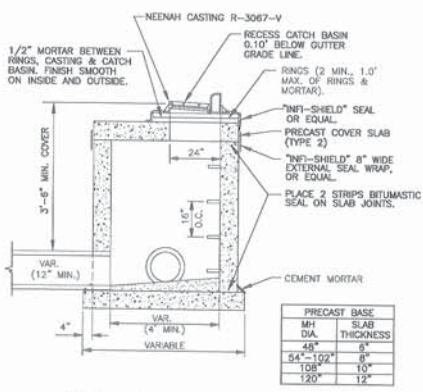
506
C31
NO SCALE



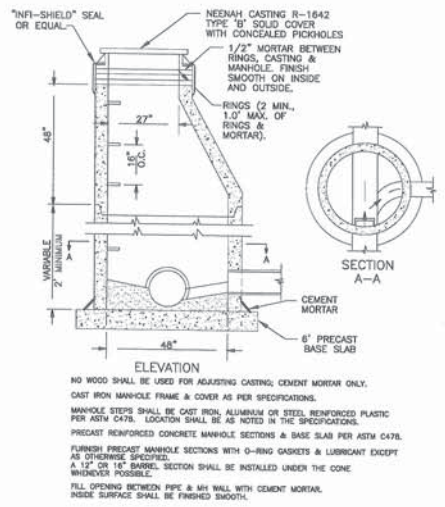
408
C31
NO SCALE



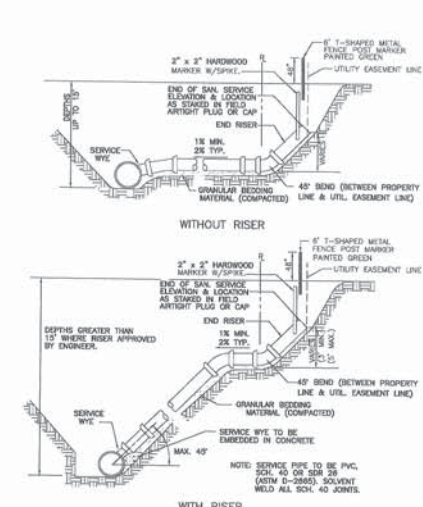
411
C31
NO SCALE



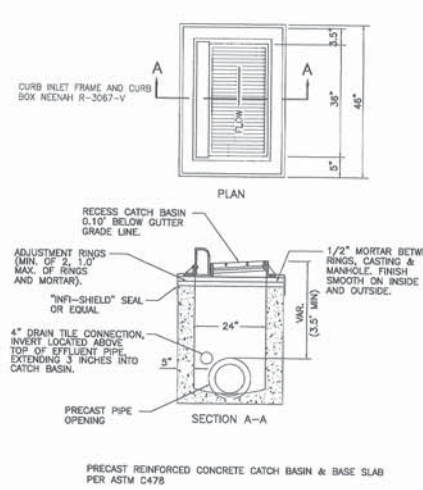
406
C31
NO SCALE



407
C31
NO SCALE



313
C31
NO SCALE



404
C31
NO SCALE

CITY OF LAKE ELMO STANDARD PLATE SHOWN ABOVE.
LAKE ELMO STANDARDS PLATES SHALL BE UTILIZED
FOR ALL INSTALLATION

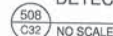
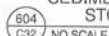
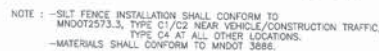
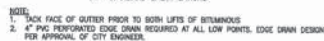
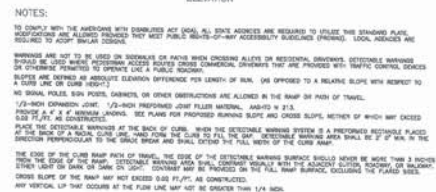
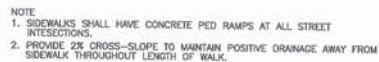
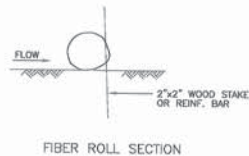
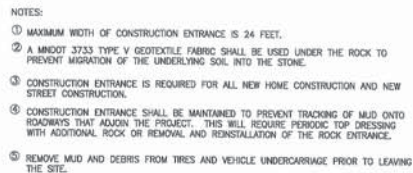
ERICKSON CIVIL
 333 North Main Street, Suite 201
 St. Cloud, Minnesota 56302
 Phone (828) 395-3861
www.ericksoncivil.com

DRAWING PHASE:
 OWNER REVIEW
 AGENCY REVIEW
 NO DOCUMENT
 FOR CONSTRUCTION
 AS-BUILT DOCUMENT

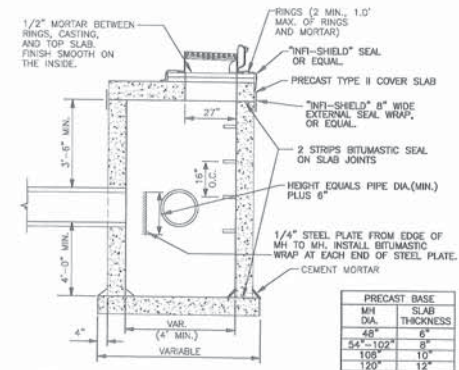
I HEREBY CERTIFY THAT THIS
 PLAN, SPECIFICATION OR
 REPORT WAS PREPARED BY ME
 OR UNDER MY DIRECT
 SUPERVISION AND THAT I AM A
 FULLY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF
 THE STATE OF MINNESOTA.
 TODD A. ERICKSON, P.E.
 40418
 LICENSE NO.
 04/07/2014
 DATE:

EASTON VILLAGE, LLC
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

PROJECT TITLE
 DATE
 REVISION DESCRIPTION
 NO.
 10/10/13-114
 2009 BY: TAE, JSR
 DESIGNED BY: TAE
 SHEET TITLE
 DETAILS
 SHEET NO. OF 27



SHEET 38 OF 37



NOTES: NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM, OR STEEL, REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

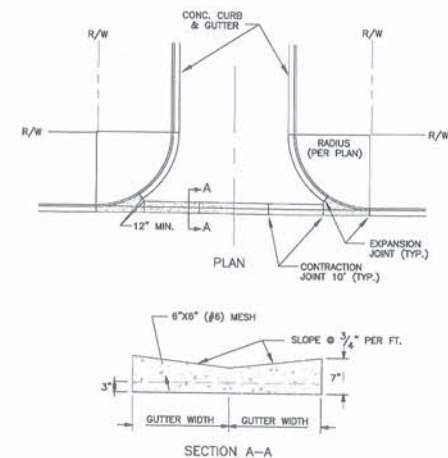
PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O-RING GASKETS & LUBRICANT, OR 8\"

FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

PRECAST BASE	MANHOLE DIA.	SLAB THICKNESS
48"	6"	8"
54"-102"	8"	8"
108"	10"	10"
120"	12"	12"

405 CATCH BASIN/MANHOLE WITH SUMP, TYPE 405
C33 NO SCALE



SECTION A-A

405 CONCRETE VALLEY GUTTER
C33 NO SCALE

CITY OF LAKE ELMO STANDARD PLATE SHOWN ABOVE.
LAKE ELMO STANDARDS PLATES SHALL BE UTILIZED
FOR ALL INSTALLATION

ERICKSON
CIVIL

222 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 259-2861

www.ericksoncivil.com

DRAWING PHASE:

✓ OWNER REVIEW

✓ AGENCY REVIEW

✓ NO DOCUMENT

FOR CONSTRUCTION

AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS
PLAN, SPECIFICATION OR
REPORT WAS PREPARED BY ME
OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A
FULLY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF
THE STATE OF MINNESOTA.

40418

16000 A, ERICKSON, PE

40418

40418

04/07/2014

DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 48, WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

NO.	REVISION	DESCRIPTION	DATE

APP. NO. 13-114

DESIGNED BY: TAE, JSR

DRAWN BY: TAE

CHECKED BY:

DATE:

DETAILS

SHEET NO.

C33

SHEET 23 OF 37



AIRPORTS COMMISSION

LEGEND

- PROPERTY BOUNDARY
- DENOTES PROPOSED DECIDUOUS TREE (OVERSTORY)
381 TOTAL
- DENOTES PROPOSED ORNAMENTAL TREE
91 TOTAL
- DENOTES PROPOSED CONIFEROUS TREE
281 TOTAL
- DENOTES PROPOSED #5 SHRUB
(5 TO 6-FT MATURITY SIZE) (AT ENTRANCE)

REQUIREMENTS

- (6) TREES PER ACRE x SITE AREA (98.5) = 591 TREES REQUIRED (591 CALIPER INCHES)
(2) TREES PER 100 LINEAL FEET OF STREET (14,709 LF) = 294 TREES REQUIRED (441 CALIPER INCHES) (1.5" CALIPER MIN.)
TOTAL TREES REQUIRED: = 885 TREES (1032 CALIPER INCHES)
TOTAL TREES PROVIDED: = 753 TREES (1089 CALIPER INCHES)

OVERSTORY TREES	Latin Name	Size	Type	Notes
Boulevard Linden	Tilia Americana 'Boulevard'	2-1/2" Dia.	B&B	
Red Maple	Acer rubrum	2-1/2" Dia.	B&B	
Weeping Willow	Salix babylonica	2-1/2" Dia.	B&B	Infiltration Pond Only
Swamp White Oak	Quercus bicolor	2-1/2" Dia.	B&B	
Autumn Blaze Maple	Acer freemanii 'Jeffers Red'	2-1/2" Dia.	B&B	
Sugar Maple	Acer saccharum	2-1/2" Dia.	B&B	
Trembling Aspen	Populus tremuloides	2-1/2" Dia.	B&B	Berm/Open Space Only
Bur Oak	Quercus macrocarpa	2-1/2" Dia.	B&B	
Canada Red Choke Cherry	Prunus virginiana 'Canada Red'	2-1/2" Dia.	B&B	Berm/Open Space Only
Skyline Honey Locust	Gleditsia triacanthos 'Skycole'	2-1/2" Dia.	B&B	
Redmond Linden	Tilia americana 'Redmond'	2-1/2" Dia.	B&B	
Northern Pin Oak	Quercus ellipsoidalis	2-1/2" Dia.	B&B	
Common Hackberry	Celtis occidentalis	2-1/2" Dia.	B&B	

ORNAMENTAL	Latin Name	Size	Type	Notes
River Birch Clump	Betula nigra	10-ft Clump	B&B	
Prairie Fire Crab	Malus 'Prairie Fire'	2-1/2" Dia.	B&B	
Spring Snow Crab	Malus 'Spring Snow'	2-1/2" Dia.	B&B	
Red Baron Crab	Malus 'Red Baron'	2-1/2" Dia.	B&B	
Adams Flowering Crab	Malus 'Adams'	2-1/2" Dia.	B&B	Berm/Open Space Only

CONIFEROUS	Latin Name	Size	Type	Notes
Austrian Pine	Pinus nigra	8-ft	B&B	
Norway Spruce	Picea abies	8-ft	B&B	
Black Hills Spruce	Picea glauca 'densata'	8-ft	B&B	
White Pine	Pinus strobus	8-ft	B&B	
Red Pine	Pinus resinosa	8-ft	B&B	

ERICKSON CIVIL

333 North Main Street, Suite 201
St. Louis, Missouri 63102
Phone (612) 305-3054

www.ericksoncivil.com

DRAWING PHASE:
OWNER REVIEW
✓ AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TESSA ERICKSON, PE

40418

LICENSE NO.

06/12/2014

DATE:

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

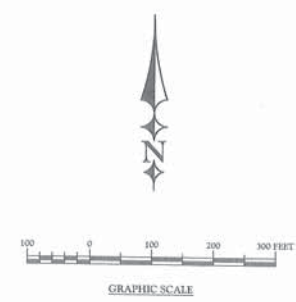
EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

PROJECT TITLE	
DATE	
REVISION DESCRIPTION	
NO.	

DATE: 13-114
DESIGNED BY: TAE, JSP
CHECKED BY: TAE

LANDSCAPE PLAN

L1
SHEET 11 OF 12



- LEGEND**
- PROPERTY BOUNDARY
 - DENOTES PROPOSED DECIDUOUS TREE (OVERSTORY)
381 TOTAL
 - DENOTES PROPOSED ORNAMENTAL TREE
91 TOTAL
 - DENOTES PROPOSED CONIFEROUS TREE
281 TOTAL
 - DENOTES PROPOSED #5 SHRUB
(5 TO 6-FT MATURITY SIZE) (AT ENTRANCE)

ERICKSON CIVIL
 333 North Main Street, Suite 201
 Stillwater, Minnesota 55082
 Phone (612) 358-3856
 www.ericksoncivil.com

DRAWING PHASE:
 OWNER REVIEW
 ✓ AGENCY REVIEW
 BID DOCUMENT
 FOR CONSTRUCTION
 AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD A. ERICKSON, PE
 40418
 LICENSE NO.
 06/12/2014
 DATE:

EASTON VILLAGE, LLC
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

EASTON VILLAGE PRELIMINARY PLAT
 LAKE ELMO, MINNESOTA

REVISIONS

NO.	REVISION DESCRIPTION	DATE

APP NO. 13-114
 DRAWN BY TAE, JSP
 CHECKED BY TAE

SHEET TITLE
 LANDSCAPE PLAN

SHEET NO.
L2
 SHEET 24 OF 27



LEGEND



PROPERTY BOUNDARY

DENOTES PROPOSED DECIDUOUS TREE (OVERSTORY)
381 TOTAL



DENOTES PROPOSED ORNAMENTAL TREE
91 TOTAL



DENOTES PROPOSED CONIFEROUS TREE
281 TOTAL



DENOTES PROPOSED #5 SHRUB
(5 TO 6-FT MATURITY SIZE) (AT ENTRANCE)



ERICKSON CIVIL

333 North Main Street, Suite 201
St. Paul, Minnesota 55102
Phone (612) 395-3864
www.ericksoncivil.com

DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE JURE OF THE STATE OF MINNESOTA.
TODD A. ERICKSON, PE
40418
LICENSE NO.
06/12/2014
DATE

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE

GEN. NO. 13-114
DRAWN BY TAE, JSR
CHECKED BY TAE

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L3
SHEET 30 OF 37